



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

37024-040

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- 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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 340 EVANS RD. #2
 SUBDIVISION: Rockwall Lake Properties LOT 1179/1180 BLOCK
 GENERAL LOCATION: 340 EVANS

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD 75 CURRENT USE: S. F. R.
 PROPOSED ZONING: SFR. PROPOSED USE: Residential
 ACREAGE: 0.24 LOTS [CURRENT]: 0.24ac LOTS [PROPOSED]: 0.24ac

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]

<input checked="" type="checkbox"/> OWNER	Shirley Soto	<input type="checkbox"/> APPLICANT	Projects & Construction Araque.
CONTACT PERSON	Shirley Soto	CONTACT PERSON	PAUL ARCE
ADDRESS	453 Lynne Dr	ADDRESS	18601 LBJ FWY SUITE 250
CITY, STATE & ZIP	Rockwall TX 75082	CITY, STATE & ZIP	MESQUITE TX 75150
PHONE		PHONE	(972) 365 6823
E-MAIL	Shirley.soto@hptmail.com	E-MAIL	projectsaraque41@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shirley Soto [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

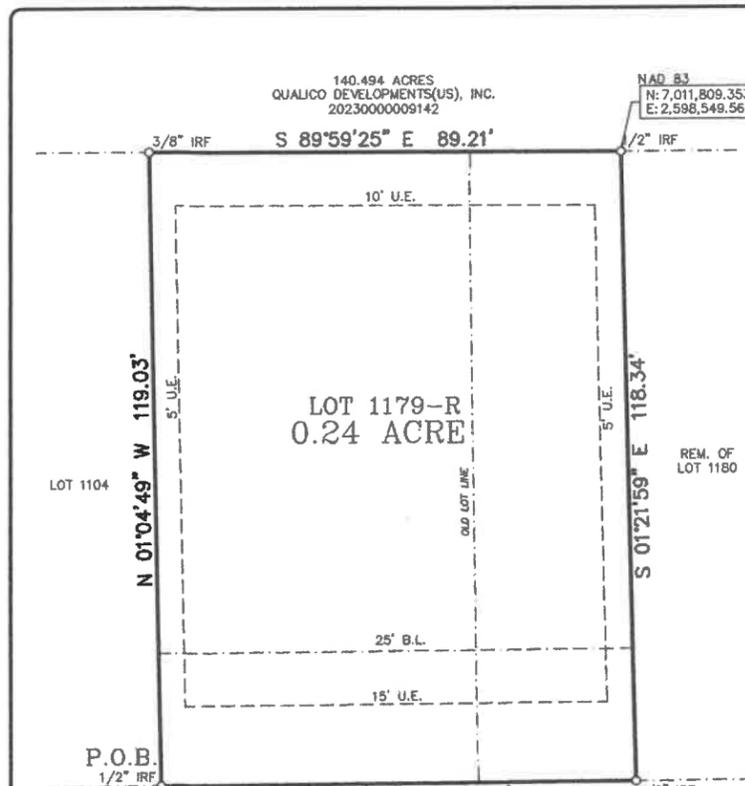
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF August, 2021

OWNER'S SIGNATURE: Shirley Soto

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





140.494 ACRES
QUALICO DEVELOPMENTS(US), INC.
2023000009142

NAD 83
N: 7,011,809.353
E: 2,598,549.569

Shirley Soto Hernandez
STATE OF TEXAS
COUNTY OF _____
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 the _____ day of _____
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF _____
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 the _____ day of _____
Notary Public in and for the State of Texas

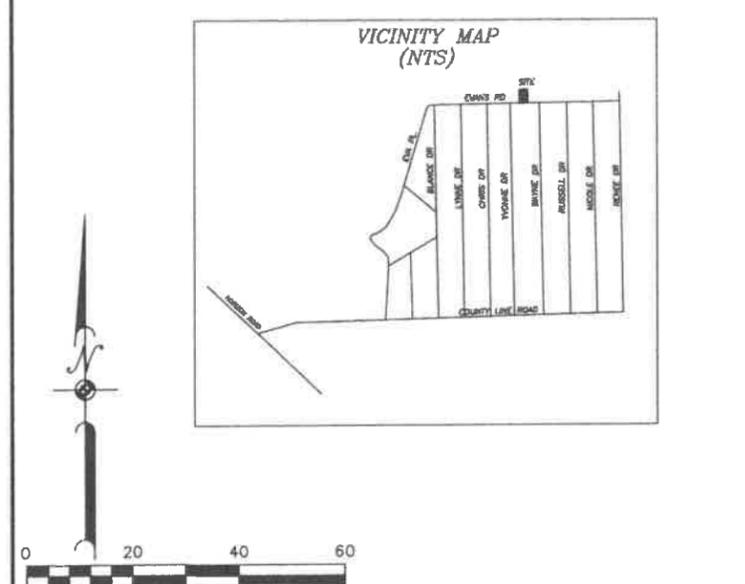
STATE OF TEXAS
COUNTY OF ROCKWALL
OWNER'S CERTIFICATE
WHEREAS Shirley Soto Hernandez, are the sole owner of a tract of land within the County of Rockwall, State of Texas, said tract being described as follows:
LEGAL DESCRIPTION
All that certain lot, tract, or parcel of land situated in Rockwall County, Texas, being all Lot 1179 and part of Lot 1180 of ROCKWALL LAKE PROPERTIES DEVELOPMENT #2, on addition to Rockwall, Texas, according to the Map thereof recorded in Side A at Pages 79-80 of the Plat Records of Rockwall County, Texas, being all of the property as described in a General Warranty Deed from Patricia Karen O'Shea to Shirley Soto Hernandez as recorded in/under Document No. 20230000017334 of the Official Public Records of Rockwall County, Texas and being further described as follows:
BEGINNING at a 1/2 Inch Iron rod found for a corner at the southwest corner of Lot 1179 on the north line of Evans Road; THENCE N 01°04'49\"/>

SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Donald S. Holder, Registered Professional Land Surveyor, 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.
Preliminary; this document shall not be recorded for any purpose and shall not be used, viewed or relied upon as a final survey document.
Donald S. Holder
Registered Public Land Surveyor No. 5266

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, on this day personally appeared the person(s) whose name(s) is (are) subscribed to the foregoing instrument and they acknowledge same for the purposes and considerations therein expressed and, in the capacity, therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.
Notary Public in and for _____ County, Texas

STANDARD CITY SIGNATURE BLOCK
APPROVED:
I hereby certify that the above and forgoing subdivision plat of REPLAT OF LOT 1179-R OF THE REPLAT OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 SECTIONS EAST OF LAKE being an addition to the City of Rockwall, Texas was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall, Texas on the _____ day of _____, 20____.

Director of Planning & Zoning _____ City Engineer _____



General Notes:
1. Bearings are based North Central Texas State Plane 4202 NAD83.
2. According to the Flood Insurance Rate Map No. 48397C0040L dated September 26, 2008, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone 'X' and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
3. Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
4. Public Improvement Statement. 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 subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
5. Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
6. Fire Lanes. All Fire Lanes will be constructed, maintained, repaired, and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

REPLAT
LOT 1179-R OF ROCKWALL LAKE
PROPERTIES DEVELOPMENT NO. 2
SECTIONS EAST OF LAKE
BEING 1 RESIDENTIAL LOT
0.24 ACRES
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
AUGUST 2024

Owner:
Shirley Soto Hernandez
433 Lynn Drive
Rockwall, Texas 75087

Surveyor:
Eyncon Engineering & Surveying
2816 Stonewall St., P.O. Box 1025
Greenville, Texas 75401
(903) 450-9837

○ PROPERTY CORNER	● WATER VALVE	△ TELE. PEDESTAL	○ MAILBOX	---X--- WIRE FENCE	---C--- GAS
# POWER POLE	□ FIRE HYDRANT	▽ FIBER OPTIC MARKER	HVAC	---O--- CHAINLINK FENCE	---W--- WATER
← GUY WIRE	⊕ GAS METER	△ CATV CABLE TV PEDESTAL	TRAFFIC SIGN	---//--- WOOD FENCE	---FC--- FIBER OPTIC
⊠ ELEC. TRANS.	⊕ GAS LINE MARKER	○ CLEANOUT	SAN. SEWER MANHOLE	---□--- IRON FENCE	---SS--- SANITARY SEWER
⊕ ELECTRIC METER	⊕ GAS VALVE	○ SEPTIC	STORM SEWER MANHOLE	---E--- ELECTRIC	---ST--- STORM SEWER
⊕ WATER METER	⊕ PIPELINE MARKER	○ AEROBIC	○ LIGHT POLE	---UGF--- UNDERGROUND ELEC.	

Eyncon
ENGINEERING & SURVEYING
P.O. BOX 1025 • GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

DATE: X X, 20	JOB NO.: 20
DRAWN BY:	DWG:
SCALE: 1" = 100'	FIRM REG. CERT. #10022400



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2024-040

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- 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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 340 EVANS RD. #2
 SUBDIVISION: Rockwall Lake Properties LOT 1179/1180 BLOCK
 GENERAL LOCATION: 340 EVANS

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD 75 CURRENT USE: S. F. R.
 PROPOSED ZONING: SFR. PROPOSED USE: Residential
 ACREAGE: 0.24 LOTS [CURRENT]: 0.24ac LOTS [PROPOSED]: 0.24ac

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]

<input checked="" type="checkbox"/> OWNER	Shirley Soto	<input type="checkbox"/> APPLICANT	Projects & Construction Araque.
CONTACT PERSON	Shirley Soto	CONTACT PERSON	PAUL ARCE
ADDRESS	453 Lynne Dr	ADDRESS	18601 LBJ FWY SUITE 250
CITY, STATE & ZIP	Rockwall TX 75082	CITY, STATE & ZIP	MESQUITE TX 75150
PHONE		PHONE	(972) 365 6823
E-MAIL	Shirley.soto@hptmail.com	E-MAIL	projectsaraque41@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shirley Soto [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 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 AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF August, 2024

OWNER'S SIGNATURE: Shirley Soto

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





P2024-030: Lot 1, Block B, Lake Rockwall Estates East Addition

PD-101



PD-75

EVANS RD

Case Location Map = 

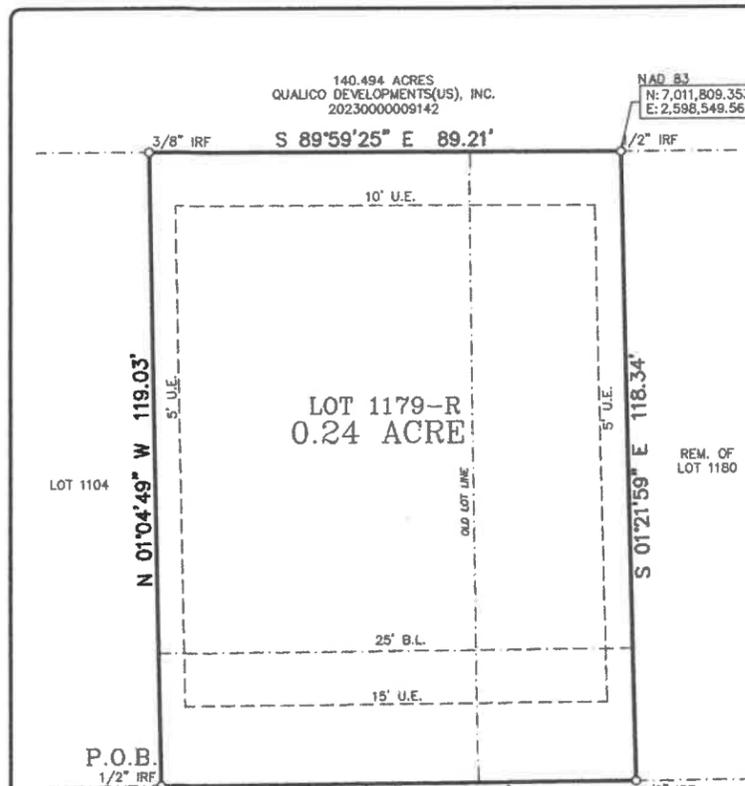


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.





140.494 ACRES
QUALICO DEVELOPMENTS(US), INC.
2023000009142

NAD 83
N: 7,011,809.353
E: 2,598,549.569

3/8" IRF S 89°59'25" E 89.21'
1/2" IRF

10' U.E.

LOT 1179-R
0.24 ACRE

5' U.E. 5' U.E.

118.34'

25' B.L.

15' U.E.

P.O.B.
1/2" IRF

NAD 83
N: 7,011,890.357
E: 2,598,482.608

S 89°33'39" W 89.79'
1/2" IRF

EVANS ROAD
(50' R.O.W.)

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

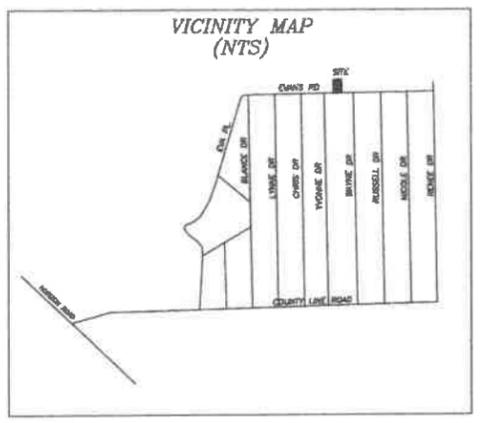
Shirley Soto Hernandez
STATE OF TEXAS
COUNTY OF _____
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this the _____ day of _____
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF _____
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 the _____ day of _____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Donald S. Holder, Registered Professional Land Surveyor, 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.
"Preliminary; this document shall not be recorded for any purpose and shall not be used, viewed or relied upon as a final survey document."
Donald S. Holder
Registered Public Land Surveyor No. 5266

STATE OF TEXAS:
COUNTY OF _____
BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, on this day personally appeared the person(s) whose name(s) is (are) subscribed to the foregoing instrument and they acknowledge same for the purposes and considerations therein expressed and, in the capacity, therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____
Notary Public in and for _____ County, Texas

STANDARD CITY SIGNATURE BLOCK
APPROVED:
I hereby certify that the above and foregoing subdivision plat of REPLAT OF LOT 1179-R OF THE REPLAT OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 SECTIONS EAST OF LAKE BEING AN ADDITION TO THE CITY OF ROCKWALL, TEXAS was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall, Texas on the _____ day of _____, 20____
Director of Planning & Zoning _____ City Engineer _____



- General Notes:**
- Bearings are based North Central Texas State Plane 4202 NAD83.
 - According to the Flood Insurance Rate Map No. 48397C0040L dated September 26, 2008, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
 - Public Improvement Statement. 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 subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
 - Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
 - Fire Lanes. All Fire Lanes will be constructed, maintained, repaired, and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS Shirley Soto Hernandez, are the sole owner of a tract of land within the County of Rockwall, State of Texas, said tract being described as follows:

LEGAL DESCRIPTION
All that certain lot, tract, or parcel of land situated in Rockwall County, Texas, being all Lot 1179 and part of Lot 1180 of ROCKWALL LAKE PROPERTIES DEVELOPMENT #2, an addition to Rockwall, Texas, according to the Map thereof recorded in Side A at Pages 79-80 of the Plat Records of Rockwall County, Texas, being all of the property as described in a General Warranty Deed from Patricia Karen O'Shea to Shirley Soto Hernandez as recorded in/under Document No. 20230000091334 of the Official Public Records of Rockwall County, Texas and being further described as follows:
BEGINNING at a 1/2 Inch Iron rod found for a corner at the southwest corner of Lot 1179 on the north line of Evans Road; THENCE N 01°04'49" W joining and along a fence and along the west line of Lot 1179, a distance of 119.03 feet to a 3/8 inch iron rod found for a corner at the northwest corner of Lot 1179, said corner being in the existing south line of 140.494 acre tract as conveyed to Qualico Developments (US), Inc as recorded in/under Document No. 2023000009142 of the Official Public Records of Rockwall County, Texas;
THENCE S 89°59'25" E along the south line of said 140.494 acre tract, a distance of 89.21 feet to a 1/2 inch iron rod found for a corner;
THENCE S 01°21'59" E a distance of 118.34 feet to a 1/2 inch iron rod found for a corner on the north line of Evans Road; THENCE S 89°33'39" W along the north line of Evans Road, a distance of 89.79 feet returning to the Point of Beginning and containing 0.24 acre tract of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
I the undersigned owner of the land shown on this plat and designated herein as the REPLAT OF LOT 1179-R OF THE REPLAT OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 SECTIONS EAST OF LAKE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOT 1179-R OF THE REPLAT OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 SECTIONS EAST OF LAKE, subdivision 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of 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.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and ditches, 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.

REPLAT
LOT 1179-R OF ROCKWALL LAKE
PROPERTIES DEVELOPMENT NO. 2
SECTIONS EAST OF LAKE
BEING 1 RESIDENTIAL LOT
0.24 ACRES
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
AUGUST 2024

Owner:
Shirley Soto Hernandez
433 Lynn Drive
Rockwall, Texas 75087

Surveyor:
Eyncon Engineering & Surveying
2816 Stonewall St., P.O. Box 1025
Greenville, Texas 75401
(903) 450-9837

LEGEND

○ PROPERTY CORNER	● WATER VALVE	△ TELE. PEDESTAL	○ MAILBOX	---X--- WIRE FENCE	---C--- GAS
# POWER POLE	□ FIRE HYDRANT	▽ FIBER OPTIC MARKER	HVAC	---O--- CHAINLINK FENCE	---W--- WATER
← GUY WIRE	□ GAS METER	△ CATV CABLE TV PEDESTAL	TRAFFIC SIGN	---//--- WOOD FENCE	---FC--- FIBER OPTIC
⊠ ELEC. TRANS.	□ GAS LINE MARKER	○ CLEANOUT	SAN. SEWER MANHOLE	---□--- IRON FENCE	---SS--- SANITARY SEWER
⊞ ELECTRIC METER	□ GAS VALVE	○ SEPTIC	STORM SEWER MANHOLE	---E--- ELECTRIC	---ST--- STORM SEWER
⊙ WATER METER	---PL--- PIPELINE MARKER	○ AEROBIC	○ LIGHT POLE	---UGF--- UNDERGROUND ELEC.	

Eyncon
ENGINEERING & SURVEYING
P.O. BOX 1025 • GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

DATE: X X, 20	JOB NO.: 20
DRAWN BY:	DWG:
SCALE: 1" = 100'	FIRM REG. CERT. #10022400



TO: Planning and Zoning Commission
DATE: September 24, 2024
APPLICANT: Paul Arce; *Projects & Constructions Araque*
CASE NUMBER: P2024-030; *Replat for Lot 1, Block B, Lake Rockwall Estates East Addition*

SUMMARY

Consider a request by Paul Arce of Projects & Constructions Araque on behalf of Shirley Soto for the approval of a Replat for Lot 1, Block B, Lake Rockwall Estates East Addition being a 0.248-acre tract of land identified as a portion of Lot 1180 and all of Lot 1179 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 340 Evans Road, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Replat of a 0.248-acre parcel of land (*i.e. a portion of Lot 1180 and all of Lot 1179 of the Lake Rockwall Estates #2 Addition*) for the purpose of establishing one (1) lot for the development of a single-family home on the subject property.
- Background. The subject property was originally platted as Lots 1180 & 1179 of the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*i.e. Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. On May 6, 2024, the City Council approved *Ordinance No. 24-16* [*i.e. Case No. Z2024-013; SUP No. S-331*] to allow the construction of a single-family home on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for Lot 1, Block B, Lake Rockwall Estates East Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to the filing of this Replat; and,

- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 9/18/2024

PROJECT NUMBER: P2024-030
PROJECT NAME: Replat for 340 Evans Road
SITE ADDRESS/LOCATIONS: 340 EVANS RD

CASE CAPTION: Consider a request by Paul Arce of Projects & Constrictions Araque on behalf of Shirley Soto for the approval of a Replat for Lot 1, Block B, Lake Rockwall Estates East Addition being a 0.248-acre tract of land identified as a portion of Lot 1180 and all of Lot 1179 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single- Family 7 (SF-7) District, addressed as 340 Evans Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	09/17/2024	Approved w/ Comments

09/17/2024: P2024-030: Replat for Lot 1, Block B, Lake Rockwall Estates East Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 1, Block B, Lake Rockwall Estates East Addition being a 0.248-acre tract of land identified as a portion of Lot 1180 and all of Lot 1179 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single- Family 7 (SF-7) District, addressed as 340 Evans Road.

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

M.3 For reference, include the case number (P2024-030) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT
LOT 1, BLOCK B
LAKE ROCKWALL ESTATES EAST ADDITION
BEING A REPLAT OF
A PORTION OF LOT 1180 AND ALL OF LOT 1179
LAKE ROCKWALL ESTATES # 2 ADDITION
BEING ONE (1) RESIDENTIAL LOT
0.248-ACRES OR 10,803 SF
SITUATED IN THE
GLOVER WELLS SURVEY, ASTRACT NO. 219
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please provide the square footage of the lot on the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please correct the building lines on the subject property. (Subsection 10.05, Chapter 38 of, Subdivisions, of the Municipal Code of Ordinances)

M.7 Please label all existing and proposed easements relative to the site and include the type, purpose, and width. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please provide and label the street centerline along Evans Road. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please indicate ownership information on the adjacent parcels. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please change the subdivision name from "Rockwall Lake Estates Development No. 2, Lot 1179-R" to "Lot 1, Block B, Lake Rockwall Estates East Addition on all areas of the plat. (Subsection 10.07, Chapter 38 of, Subdivisions, of the Municipal Code of Ordinances)

M.11 Please remove the second notary block underneath the Surveyors Certificate.

M.12 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.14 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: September 24, 2024
City Council Meeting: October 7, 2024

I.15 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

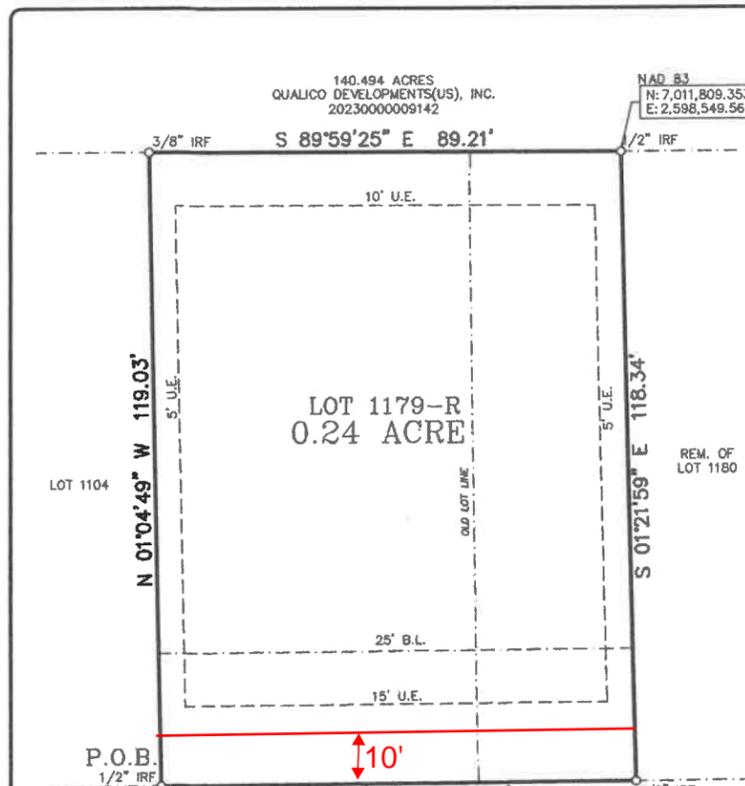
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	09/17/2024	Approved w/ Comments

09/17/2024: 1. 10' Utility easement along Evans required.

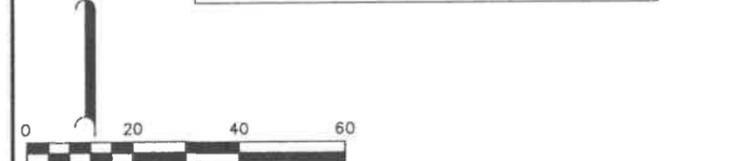
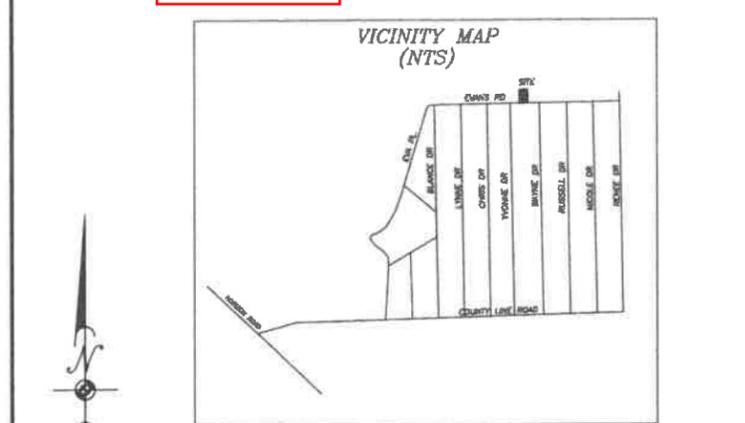
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	09/18/2024	Approved w/ Comments

09/18/2024: FRONT BUILD LINE IS ONLY REQUIRED TO BE 20 FEET PER THE PD ORDINANCE

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/17/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/09/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	09/09/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/16/2024	Approved
No Comments			



10' Utility easement along Evans Road required.



LEGEND

○ PROPERTY CORNER	● WATER VALVE	△ TELE. PEDESTAL	○ MAILBOX	---X--- WIRE FENCE	---C--- GAS
# POWER POLE	□ FIRE HYDRANT	▽ FIBER OPTIC MARKER	□ HVAC	---O--- CHAINLINK FENCE	---W--- WATER
← GUY WIRE	⊕ GAS METER	△ CATV CABLE TV PEDESTAL	□ TRAFFIC SIGN	---//--- WOOD FENCE	---FC--- FIBER OPTIC
⊗ ELEC. TRANS.	⊕ GAS LINE MARKER	○ CLEANOUT	□ SAN. SEWER MANHOLE	---□--- IRON FENCE	---SS--- SANITARY SEWER
⊕ ELECTRIC METER	⊕ GAS VALVE	○ SEPTIC	○ STORM SEWER MANHOLE	---E--- ELECTRIC	---ST--- STORM SEWER
⊕ WATER METER	⊕ PIPELINE MARKER	○ AEROBIC	○ LIGHT POLE	---UGF--- UNDERGROUND ELEC.	

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

Shirley Soto Hernandez
 STATE OF TEXAS
 COUNTY OF _____
 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 the _____ day of _____
 Notary Public in and for the State of Texas

STATE OF TEXAS
 COUNTY OF _____
 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 the _____ day of _____
 Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE
 NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT I, Donald S. Holder, Registered Professional Land Surveyor, 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.
"Preliminary; this document shall not be recorded for any purpose and shall not be used, viewed or relied upon as a final survey document."
 Donald S. Holder
 Registered Public Land Surveyor No. 5266

STATE OF TEXAS:
 COUNTY OF _____
 BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, on this day personally appeared the person(s) whose name(s) is (are) subscribed to the foregoing instrument and they acknowledge same for the purposes and considerations therein expressed and, in the capacity, therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____
 Notary Public in and for _____ County, Texas

STANDARD CITY SIGNATURE BLOCK
 APPROVED:
 I hereby certify that the above and foregoing subdivision plat of REPLAT OF LOT 1179-R OF THE REPLAT OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 SECTIONS EAST OF LAKE BEING AN ADDITION TO THE CITY OF ROCKWALL, TEXAS was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall, Texas on the _____ day of _____, 20____
 _____ Director of Planning & Zoning
 _____ City Engineer

General Notes:
 1. Bearings are based North Central Texas State Plane 4202 NAD83.
 2. According to the Flood Insurance Rate Map No. 48397C0040L dated September 26, 2008, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 3. Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
 4. Public Improvement Statement. 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 subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
 5. Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
 6. Fire Lanes. All Fire Lanes will be constructed, maintained, repaired, and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF ROCKWALL
 WHEREAS Shirley Soto Hernandez, are the sole owner of a tract of land within the County of Rockwall, State of Texas, said tract being described as follows:

LEGAL DESCRIPTION
 All that certain lot, tract, or parcel of land situated in Rockwall County, Texas, being all Lot 1179 and part of Lot 1180 of ROCKWALL LAKE PROPERTIES DEVELOPMENT #2, an addition to Rockwall, Texas, according to the Map thereof recorded in Side A at Pages 79-80 of the Plat Records of Rockwall County, Texas, being all of the property as described in a General Warranty Deed from Patricia Karen O'Shea to Shirley Soto Hernandez as recorded in/under Document No. 20230000017334 of the Official Public Records of Rockwall County, Texas and being further described as follows:
 BEGINNING at a 1/2 Inch Iron rod found for a corner at the southwest corner of Lot 1179 on the north line of Evans Road; THENCE N 01°04'49" W joining and along a fence and along the west line of Lot 1179, a distance of 119.03 feet to a 3/8 inch iron rod found for a corner at the northwest corner of Lot 1179, said corner being in the existing south line of 140.494 acre tract as conveyed to Qualico Developments (US), Inc as recorded in/under Document No. 2023000009142 of the Official Public Records of Rockwall County, Texas;
 THENCE S 89°59'25"E along the south line of said 140.494 acre tract, a distance of 89.21 feet to a 1/2 inch iron rod found for a corner;
 THENCE S 01°21'59"E a distance of 118.34 feet to a 1/2 inch iron rod found for a corner on the north line of Evans Road; THENCE S 89°33'39"W along the north line of Evans Road, a distance of 89.79 feet returning to the Point of Beginning and containing 0.24 acre tract of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 STATE OF TEXAS
 COUNTY OF ROCKWALL
 I the undersigned owner of the land shown on this plat and designated herein as the REPLAT OF LOT 1179-R OF THE REPLAT OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 SECTIONS EAST OF LAKE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOT 1179-R OF THE REPLAT OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 SECTIONS EAST OF LAKE, subdivision 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of 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.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and ditches, 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.

REPLAT
LOT 1179-R OF ROCKWALL LAKE
PROPERTIES DEVELOPMENT NO. 2
SECTIONS EAST OF LAKE
BEING 1 RESIDENTIAL LOT
0.24 ACRES
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
AUGUST 2024

Owner:
 Shirley Soto Hernandez
 433 Lynn Drive
 Rockwall, Texas 75087

Surveyor:
 Eyncon Engineering & Surveying
 2816 Stonewall St., P.O. Box 1025
 Greenville, Texas 75401
 (903) 450-9837



DATE: X X, 20	JOB NO.: 20
DRAWN BY:	DWG:
SCALE: 1" = 100'	FIRM REG. CERT. #10022400



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2024-040

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- 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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 340 EVANS RD. #2
 SUBDIVISION: Rockwall Lake Properties LOT 1179/1180 BLOCK
 GENERAL LOCATION: 340 EVANS

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD 75 CURRENT USE: S. F. R.
 PROPOSED ZONING: SFR. PROPOSED USE: Residential
 ACREAGE: 0.24 LOTS [CURRENT]: 0.24ac LOTS [PROPOSED]: 0.24ac

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]

<input checked="" type="checkbox"/> OWNER	Shirley Soto	<input type="checkbox"/> APPLICANT	Projects & Construction Araque.
CONTACT PERSON	Shirley Soto	CONTACT PERSON	PAUL ARCE
ADDRESS	453 Lynne Dr	ADDRESS	18601 LBJ FWY SUITE 250
CITY, STATE & ZIP	Rockwall TX 75082	CITY, STATE & ZIP	MESQUITE TX 75150
PHONE		PHONE	(972) 365 6823
E-MAIL	Shirley.soto@hptmail.com	E-MAIL	projectsaraque41@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shirley Soto [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 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 AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF August, 2024

OWNER'S SIGNATURE: Shirley Soto

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





P2024-030: Lot 1, Block B, Lake Rockwall Estates East Addition

PD-101



PD-75

EVANS RD

Case Location Map = 

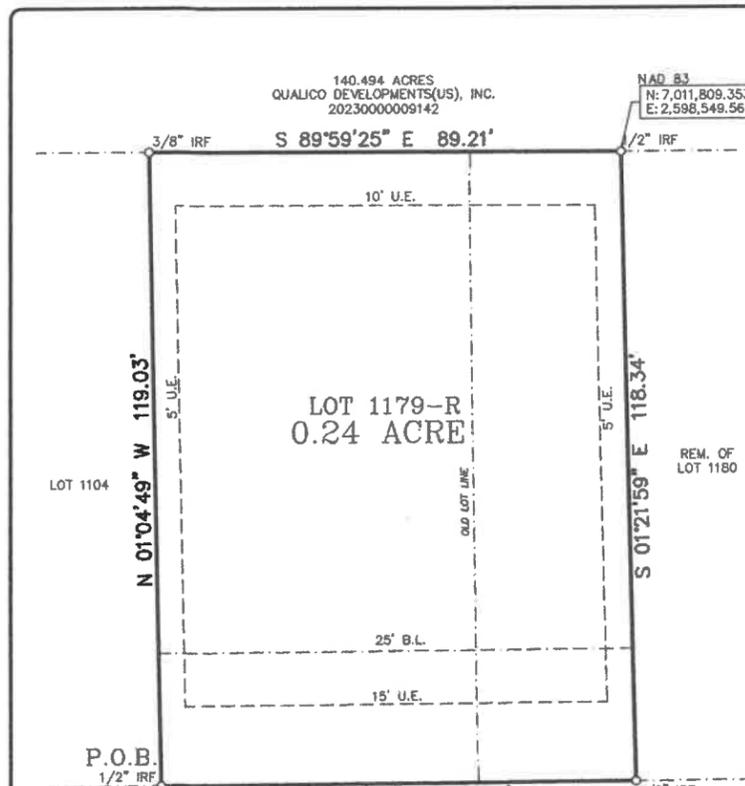


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.





140.494 ACRES
QUALICO DEVELOPMENTS(US), INC.
2023000009142

NAD 83
N: 7,011,809.353
E: 2,598,549.569

Shirley Soto Hernandez
STATE OF TEXAS
COUNTY OF _____
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 the _____ day of _____
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF _____
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 the _____ day of _____
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS Shirley Soto Hernandez, are the sole owner of a tract of land within the County of Rockwall, State of Texas, said tract being described as follows:

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land situated in Rockwall County, Texas, being all Lot 1179 and part of Lot 1180 of ROCKWALL LAKE PROPERTIES DEVELOPMENT #2, on addition to Rockwall, Texas, according to the Map thereof recorded in Side A at Pages 79-80 of the Plat Records of Rockwall County, Texas, being all of the property as described in a General Warranty Deed from Patricia Karen O'Shea to Shirley Soto Hernandez as recorded in/under Document No. 202300000917334 of the Official Public Records of Rockwall County, Texas and being further described as follows:

BEGINNING at a 1/2 Inch Iron rod found for a corner at the southwest corner of Lot 1179 on the north line of Evans Road; THENCE N 01°04'49\"/>

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat and designated herein as the REPLAT OF LOT 1179-R OF THE REPLAT OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 SECTIONS EAST OF LAKE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOT 1179-R OF THE REPLAT OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 SECTIONS EAST OF LAKE, subdivision 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of 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.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and ditches, 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Donald S. Holder, Registered Professional Land Surveyor, 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.

"Preliminary; this document shall not be recorded for any purpose and shall not be used, viewed or relied upon as a final survey document."

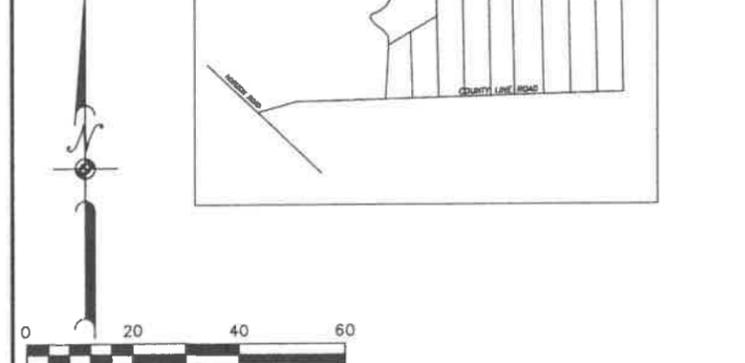
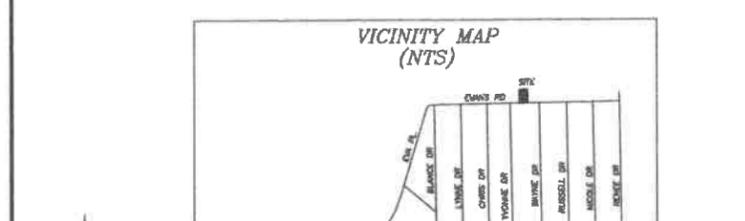
Donald S. Holder
Registered Public Land Surveyor No. 5266

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, on this day personally appeared the person(s) whose name(s) is (are) subscribed to the foregoing instrument and they acknowledge same for the purposes and considerations therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public in and for _____ County, Texas



STANDARD CITY SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and forgoing subdivision plat of REPLAT OF LOT 1179-R OF THE REPLAT OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 SECTIONS EAST OF LAKE being an addition to the City of Rockwall, Texas was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall, Texas on the _____ day of _____, 20____.

Director of Planning & Zoning _____ City Engineer _____

General Notes:

- Bearings are based North Central Texas State Plane 4202 NAD83.
- According to the Flood Insurance Rate Map No. 48397C0040L dated September 26, 2008, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- Public Improvement Statement. 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 subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- Fire Lanes. All Fire Lanes will be constructed, maintained, repaired, and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

REPLAT
LOT 1179-R OF ROCKWALL LAKE
PROPERTIES DEVELOPMENT NO. 2
SECTIONS EAST OF LAKE
BEING 1 RESIDENTIAL LOT
0.24 ACRES
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
AUGUST 2024

Owner:
Shirley Soto Hernandez
433 Lynn Drive
Rockwall, Texas 75087

Surveyor:
Eyncon Engineering & Surveying
2816 Stonewall St., P.O. Box 1025
Greenville, Texas 75401
(903) 450-9837

<p>LEGEND</p> <p>○ PROPERTY CORNER ● WATER VALVE ▲ TELE. PEDESTAL ○ MAILBOX</p> <p># POWER POLE ◊ FIRE HYDRANT ◻ FIBER OPTIC MARKER □ HVAC</p> <p>← GUY WIRE ◊ GAS METER ◻ CATV CABLE TV PEDESTAL □ TRAFFIC SIGN</p> <p>⊠ ELEC. TRANS. ◊ GAS LINE MARKER ◻ CLEANOUT □ SAN. SEWER MANHOLE</p> <p>⊠ ELECTRIC METER ◊ GAS VALVE ◻ SEPTIC □ STORM SEWER MANHOLE</p> <p>⊠ WATER METER ◊ PIPELINE MARKER ◻ AEROBIC □ LIGHT POLE</p>		<p>—X— WIRE FENCE —C— GAS</p> <p>—O— CHAINLINK FENCE —W— WATER</p> <p>—//— WOOD FENCE —FC— FIBER OPTIC</p> <p>—□— IRON FENCE —SS— SANITARY SEWER</p> <p>—E— ELECTRIC —ST— STORM SEWER</p> <p>—UG— UNDERGROUND ELEC.</p>	
<p>Eyncon ENGINEERING & SURVEYING P.O. BOX 1025 • GREENVILLE, TX 75403 www.eyncon.com • (903) 450-9837</p>		<p>DATE: X X, 20</p> <p>DRAWN BY:</p> <p>SCALE: 1" = 100'</p>	<p>JOB NO.: 20</p> <p>DWG:</p> <p>FIRM REG. CERT. #10022400</p>



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: October 7, 2024
APPLICANT: Paul Arce; *Projects & Constructions Araque*
CASE NUMBER: P2024-030; *Replat for Lot 1, Block B, Lake Rockwall Estates East Addition*

SUMMARY

Consider a request by Paul Arce of Projects & Constructions Araque on behalf of Shirley Soto for the approval of a Replat for Lot 1, Block B, Lake Rockwall Estates East Addition being a 0.248-acre tract of land identified as a portion of Lot 1180 and all of Lot 1179 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 340 Evans Road, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Replat of a 0.248-acre parcel of land (*i.e. a portion of Lot 1180 and all of Lot 1179 of the Lake Rockwall Estates #2 Addition*) for the purpose of establishing one (1) lot for the development of a single-family home on the subject property.
- Background. The subject property was originally platted as Lots 1180 & 1179 of the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*i.e. Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. On May 6, 2024, the City Council approved *Ordinance No. 24-16* [*i.e. Case No. Z2024-013; SUP No. S-331*] to allow the construction of a single-family home on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Replat for *Lot 1, Block B, Lake Rockwall Estates East Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to the filing of this Replat; and,

- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On September 24, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with Commissioner Thompson absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

37024-040

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- 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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 340 EVANS RD. #2
 SUBDIVISION: Rockwall Lake Properties LOT 1179/1180 BLOCK
 GENERAL LOCATION: 340 EVANS

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD 75 CURRENT USE: S. F. R.
 PROPOSED ZONING: SFR. PROPOSED USE: Residential
 ACREAGE: 0.24 LOTS [CURRENT]: 0.24ac LOTS [PROPOSED]: 0.24ac

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]

<input checked="" type="checkbox"/> OWNER	Shirley Soto	<input type="checkbox"/> APPLICANT	Projects & Construction Araque.
CONTACT PERSON	Shirley Soto	CONTACT PERSON	PAUL ARCE
ADDRESS	453 Lynne Dr	ADDRESS	18601 LBJ FWY SUITE 250
CITY, STATE & ZIP	Rockwall TX 75082	CITY, STATE & ZIP	MESQUITE TX 75150
PHONE		PHONE	(972) 365 6823
E-MAIL	Shirley.soto@bptmail.com	E-MAIL	projectsaraque41@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shirley Soto [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 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 AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF August, 2021

OWNER'S SIGNATURE: Shirley Soto

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





P2024-030: Lot 1, Block B, Lake Rockwall Estates East Addition

PD-101



PD-75

EVANS RD

Case Location Map = 

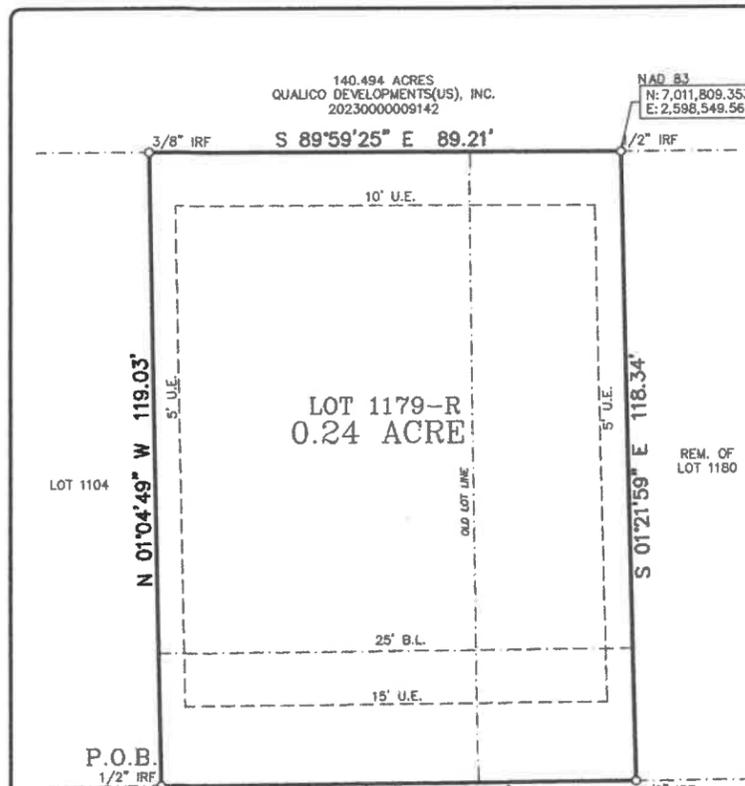


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.





140.494 ACRES
QUALICO DEVELOPMENTS(US), INC.
2023000009142

NAD 83
N: 7,011,809.353
E: 2,598,549.569

Shirley Soto Hernandez
STATE OF TEXAS
COUNTY OF _____

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 the _____ day of _____

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF _____

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 the _____ day of _____

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Shirley Soto Hernandez, are the sole owner of a tract of land within the County of Rockwall, State of Texas, said tract being described as follows:

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land situated in Rockwall County, Texas, being all Lot 1179 and part of Lot 1180 of ROCKWALL LAKE PROPERTIES DEVELOPMENT #2, on addition to Rockwall, Texas, according to the Map thereof recorded in Side A at Pages 79-80 of the Plat Records of Rockwall County, Texas, being all of the property as described in a General Warranty Deed from Patricia Karen O'Shea to Shirley Soto Hernandez as recorded in/under Document No. 202300000917334 of the Official Public Records of Rockwall County, Texas and being further described as follows:

BEGINNING at a 1/2 Inch Iron rod found for a corner at the southwest corner of Lot 1179 on the north line of Evans Road; THENCE N 01°04'49\"/>

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat and designated herein as the REPLAT OF LOT 1179-R OF THE REPLAT OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 SECTIONS EAST OF LAKE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOT 1179-R OF THE REPLAT OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 SECTIONS EAST OF LAKE, subdivision have been notified and signed this plat.

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"Preliminary; this document shall not be recorded for any purpose and shall not be used, viewed or relied upon as a final survey document."

Donald S. Holder
Registered Public Land Surveyor No. 5266

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, on this day personally appeared the person(s) whose name(s) is (are) subscribed to the foregoing instrument and they acknowledge same for the purposes and considerations therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ 20____

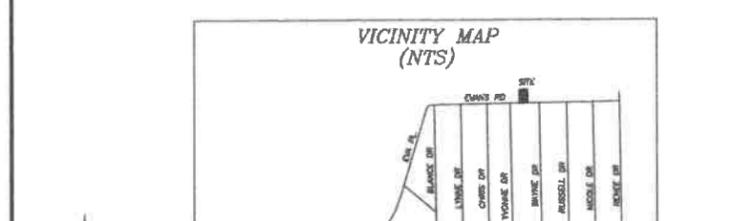
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STANDARD CITY SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and forgoing subdivision plat of REPLAT OF LOT 1179-R OF THE REPLAT OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 SECTIONS EAST OF LAKE being an addition to the City of Rockwall, Texas was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall, Texas on the _____ day of _____

Director of Planning & Zoning _____ City Engineer _____



General Notes:

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LOT 1179-R OF ROCKWALL LAKE
PROPERTIES DEVELOPMENT NO. 2
SECTIONS EAST OF LAKE
BEING 1 RESIDENTIAL LOT
0.24 ACRES
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
AUGUST 2024

Owner:
Shirley Soto Hernandez
433 Lynn Drive
Rockwall, Texas 75087

Surveyor:
Eyncon Engineering & Surveying
2816 Stonewall St., P.O. Box 1025
Greenville, Texas 75401
(903) 450-9837

DATE: X X, 20 _____ JOB NO.: 20 _____
DRAWN BY: _____ DWG: _____
SCALE: 1" = 100' _____ FIRM REG. CERT. #10022400 _____

○ PROPERTY CORNER	● WATER VALVE	△ TELE. PEDESTAL	○ MAILBOX	---X--- WIRE FENCE	---C--- GAS
# POWER POLE	□ FIRE HYDRANT	▽ FIBER OPTIC MARKER	HVAC	---O--- CHAINLINK FENCE	---W--- WATER
← GUY WIRE	⊕ GAS METER	△ CATV CABLE TV PEDESTAL	TRAFFIC SIGN	---//--- WOOD FENCE	---FC--- FIBER OPTIC
⊠ ELEC. TRANS.	⊕ GAS LINE MARKER	○ CLEANOUT	SAN. SEWER MANHOLE	---□--- IRON FENCE	---SS--- SANITARY SEWER
⊕ ELECTRIC METER	⊕ GAS VALVE	○ SEP. SEPTIC	STORM SEWER MANHOLE	---E--- ELECTRIC	---ST--- STORM SEWER
⊕ WATER METER	⊕ PIPELINE MARKER	○ AEROBIC	○ LIGHT POLE	---UGF--- UNDERGROUND ELEC.	

Eyncon
ENGINEERING & SURVEYING
P.O. BOX 1025 • GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837



DATE: October 10, 2024

TO: Paul Arce
18601 LBJ Fwy, Suite 250
Mesquite, TX 75150

CC: Shirley Soto
453 Lynne Drive
Rockwall, TX 75032

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

SUBJECT: P2024-030; *Replat for Lot 1, Block B, Lake Rockwall Estates East Addition*

Mr. Arce:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on October 7, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On September 24, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with Commissioner Thompson absent.

City Council

On October 7, 2024, the City Council approved a motion to approve the Replat by a vote of 7-0.

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

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

FILING FEES:

Mylars: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 for the 1st certificate and \$4.00 for each additional certificate.

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

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

Sincerely

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department