



**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. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John Kies and Park Hills Blvd.

SUBDIVISION Boardwalk Development Addition LOT L3 BLOCK A

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING PD-71

CURRENT USE AG

PROPOSED ZONING PD-71

PROPOSED USE Retail Commercial

ACREAGE 9.14

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Rockwall Property Corporation

APPLICANT Same

CONTACT PERSON Bill Bricker

CONTACT PERSON \_\_\_\_\_

ADDRESS 2235 Ridge Rd S 200

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP \_\_\_\_\_

PHONE 214-801-6157

PHONE \_\_\_\_\_

E-MAIL bill@colventures.com

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

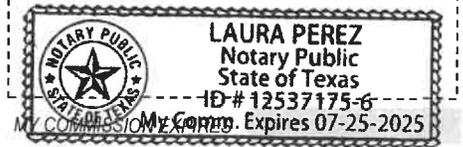
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 482.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_. BY SIGNING 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."

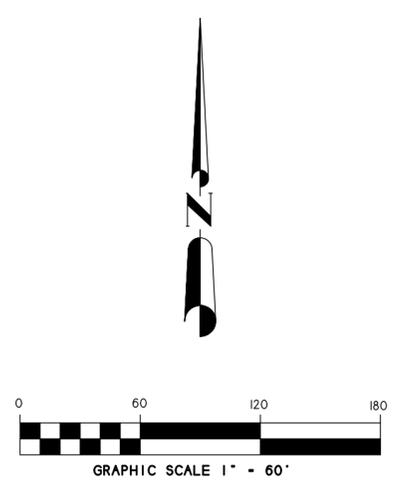
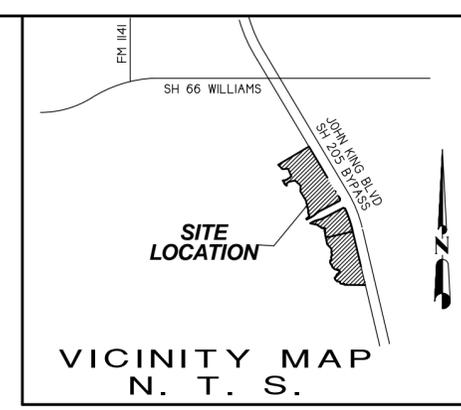
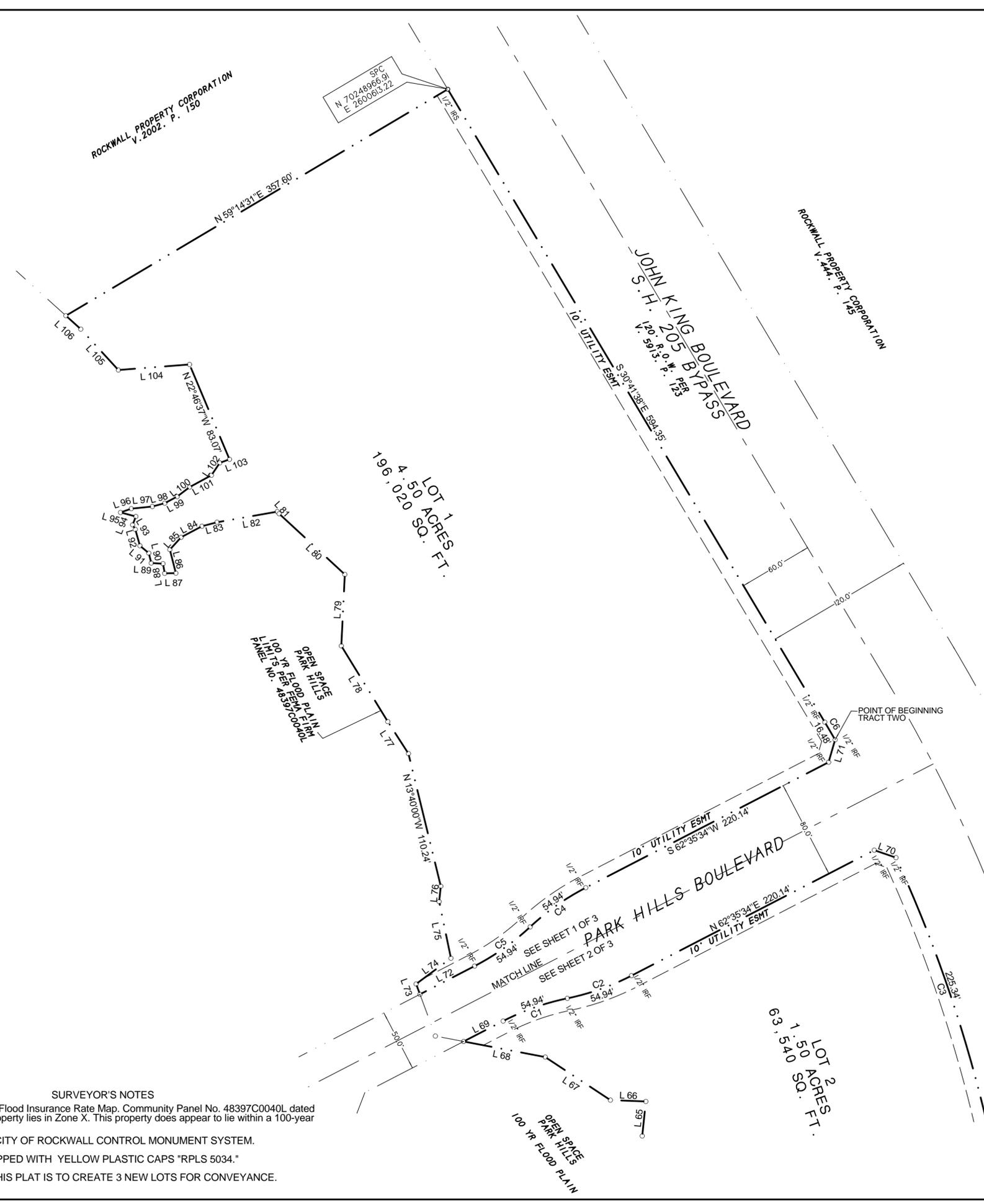
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF October, 2024

OWNER'S SIGNATURE Charles W Bricker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





CONVEYANCE PLAT  
**LOTS 1-3, BLOCK A  
 BOARDWALK DEVELOPMENT  
 ADDITION**  
 BEING THREE (3) LOTS  
 9.14 ACRES/398,198 S.F.  
 SITUATED WITHIN THE  
 GEORGE W. REDLIN SURVEY, A-183  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- SURVEYOR'S NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
  - 4) THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS FOR CONVEYANCE.

OWNER:  
 ROCKWALL PROPERTY CORPORATION  
 2235 RIDGE ROAD, STE 201  
 ROCKWALL, TEXAS 75087

**SYMBOL LEGEND**

TV	GAS	TEL	FIH	PS
TELEPHONE	PIPE	RISE	FIRE	PP
CABLE	ELEC	BOX	HYDRANT	PILE
METER	BOX	WATER	LP	1/2" IR
ELECTRIC	SUBSURFACE	METER	POLE	100 YR FLOOD
METER	JUNCTION	BOX	POLE	PLAIN
		ATC	PREPARE	
		LINE	TANK	
		PROPERTY		

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 7, 2024  
 SCALE 1" = 60' FILE # 20240108  
 CLIENT RPC



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL PROPERTY CORPORATION, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

TRACT ONE
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, being a part of a 97.167 acres tract described in a Warranty deed to Rockwall Property Corporation, as recorded in Volume 444, Page 148, Deed Records of Rockwall County, Texas, and the tracts described in a Deed to Rockwall Property Corporation as recorded in Document no. 2024000001438, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the West right-of-way line of John King Boulevard and the South boundary line of said 97.167 acres tract;

THENCE N. 89 deg. 15 min. 43 sec. W, along the south boundary of said 97.167 acres tract, a distance of 208.48 feet to the southeast corner of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in a northerly direction along the east boundary of Park Hills as follows:

N 9°53'27"W, 10.26'; N 89°07'50"W, 1.50'; S 81°05'03"W, 4.38'; S 72°14'21"W, 5.96'; N 82°14'47"W, 10.09'; N 59°50'32"W, 3.50'; N 89°27'04"W, 6.98'; N 67°30'52"W, 7.73'; N 39°38'33"W, 4.48'; N 6°12'28"W, 15.02'; N 87°43'57"W, 28.88'; N 50°42'40"W, 0.76'; N 4°35'18"E, 9.74'; S 85°09'33"W, 9.74'; N 65°39'32"W, 2.70'; N 35°13'48"W, 13.07'; N 28°21'00"W, 10.67'; N 7°37'31"W, 5.82'; N 40°54'20"E, 8.92'; N 85°10'35"E, 6.87'; N 5°28'06"E, 6.88'; N 22°33'43"E, 21.66'; N 52°49'10"E, 17.81'; N 42°30'58"E, 26.10'; N 23°23'23"W, 5.81'; N 87°37'12"W, 5.34'; N 60°55'42"W, 9.15'; N 5°36'38"W, 10.05'; N 45°12'19"W, 1.43'; N 80°45'14"W, 6.29'; S 42°50'56"W, 2.68'; S 19°28'40"W, 5.90'; N 7°54'12"W, 6.68'; N 78°10'33"W, 10.55'; S 69°33'10"W, 7.77'; N 63°43'02"W, 3.33'; N 35°24'39"W, 6.09'; N 81°52'24"W, 5.01'; N 30°01'27"W, 5.00'; N 4°14'35"W, 7.00'; S 81°02'47"W, 7.07'; N 58°04'25"W, 7.79'; N 0°39'01"W, 3.35'; N 68°19'31"W, 3.61'; N 8°44'56"W, 5.38'; N 3°32'14"E, 6.81'; N 31°13'54"W, 7.28'; S 89°23'53"W, 6.01'; N 16°26'05"W, 11.31'; N 55°11'10"W, 5.61'; N 4°31'23"E, 2.39'; N 21°43'23"W, 6.45'; N 4°52'36"W, 11.67'; N 5°22'12"E, 10.60'; N 51°46'12"E, 12.73'; N 29°47'35"E, 4.23'; N 15°27'47"E, 8.20'; N 40°37'19"W, 10.13'; N 9°56'32"E, 13.38'; N 22°38'47"E, 22.44'; N 27°06'51"W, 17.39'; N 5°48'00"E, 37.66'; N 42°32'37"W, 66.83'; N 10°56'13"W, 88.76'; N 10°07'55"W, 46.33'; N 5°58'08"E, 28.02'; N 87°49'07"W, 28.55'; N 56°28'11"W, 62.92'; N 79°08'23"W, 66.86' to a point in the south right-of-way of Park Hills Boulevard,

THENCE N. 62 deg. 35 min. 32 sec. E. along said right-of-way line, a distance of 35.86 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the right having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the left having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE N. 62 deg. 35 min. 34 sec. E. along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE S. 70 deg. 57 min. 16 sec. E. along said right-of-way line, a distance of 18.46 feet to a 1/2" iron rod found for corner in the west right-of-way of John King Boulevard;

THENCE in a southeasterly direction along a curve to the right having a central angle of 11°19'32", a radius of 1140.00 feet, a tangent of 113.04', a chord of S 18°52'58"E, 224.97 feet, along said right-of-way line, an arc distance of 225.34 feet to a 1/2" iron rod set for corner;

THENCE S. 13 deg. 13 min. 12 sec. E. along the west right-of-way line of said John King Boulevard, a distance of 570.01 feet to the POINT OF BEGINNING and containing 202,178 square feet or 4.64 acres of land.

TRACT TWO
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, being a part of a 97.167 acres tract described in a Warranty deed to Rockwall Property Corporation, as recorded in Volume 444, Page 148, Deed Records of Rockwall County, Texas, and the tracts described in a Deed to Rockwall Property Corporation as recorded in Document no. 2024000001438, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the West right-of-way line of John King Boulevard and the northwest right-of-way of Park Hills Boulevard;

THENCE S. 16 deg. 08 min. 24 sec. W, along the southeast right-of-way of Park Hills Boulevard, a distance of 18.92 feet to a 1/2" iron rod found for corner;

THENCE S. 62 deg. 35 min. 34 sec. W, along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 15°44'24", a radius of 200.00 feet, a tangent of 27.65 feet, a chord of S 54°43'21"W, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the left having a central angle of 15°44'24", a radius of 200.00 feet, a tangent of 27.65 feet, a chord of S 54°43'21"W, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE S. 62 deg. 35 min. 34 sec. W, along said right-of-way line, a distance of 49.54 feet to a point for corner in the east line of Open Space of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in northerly direction along the east boundary of Park Hills as follows:

N 20°12'22"W, 8.90'; N 53°25'21"E, 34.88'; N 11°41'53"W, 46.67'; N 5°55'22"E, 12.51'; N 13°40'00"W, 110.24'; N 32°45'32"W, 30.72'; N 31°26'15"W, 71.56'; N 2°48'29"E, 57.76'; N 47°09'28"W, 72.07'; N 42°22'14"W, 2.30'; S 79°58'06"W, 49.22'; S 75°11'13"W, 12.52'; S 62°02'36"W, 19.00'; S 42°11'35"W, 13.50'; S 14°15'00"E, 19.57'; S 89°59'44"W, 8.97'; N 9°57'07"W, 7.88'; N 86°43'21"W, 9.47'; N 13°57'22"W, 8.25'; N 50°03'06"W, 9.31'; N 15°46'57"W, 13.69'; N 30°01'05"W, 4.30'; N 21°04'29"E, 7.19'; N 75°03'07"W, 12.75'; N 70°40'12"E, 9.15'; N 84°09'12"E, 17.06'; N 74°48'26"E, 10.36'; N 61°56'23"E, 11.33'; N 52°38'59"E, 12.58'; N 61°26'15"E, 19.99'; N 33°50'14"E, 12.04'; N 69°46'05"E, 8.34'; N 22°46'37"W, 83.07'; S 85°31'53"W, 57.43'; N 42°29'55"W, 44.81'; N 47°50'45"W, 16.12';

THENCE N. 59 deg. 14 min. 31 sec. E. a distance of 357.60 feet to a 1/2" iron rod set for corner in the west right-of-way line of John King Boulevard S.H. 205 bypass;

THENCE S. 30 deg. 41 min. 38 sec. E. along said right-of-way line, a distance of 594.35 feet to a 1/2" iron rod set for corner;

THENCE in a southeasterly direction along a curve to the right having a central angle of 0°49'42", a radius of 1140.00 feet, a tangent of 8.24 feet, along said right-of-way line, an arc distance of 16.48 feet to the POINT OF BEGINNING and containing 196,020 square feet or 4.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

I also understand the following:

- 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, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
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;

Upon 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 p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

BILL BRICKER
for ROCKWALL PROPERTY CORPORATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BILL BRICKER, 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: \_\_\_\_\_

APPROVED
I hereby certify that the above and foregoing plat of LOTS 1-3, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_\_, \_\_\_\_.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.
WITNESS OUR HANDS, this \_\_\_ day of \_\_\_\_, \_\_\_\_.
Mayor, City of Rockwall Planning and Zoning Chairman
City Secretary City of Rockwall City Engineer

CONVEYANCE PLAT
LOTS 1-3, BLOCK A
BOARDWALK DEVELOPMENT
ADDITION
BEING THREE (3) LOTS
9.14 ACRES/398,198 S.F.
SITUATED WITHIN THE
GEORGE W. REDLIN SURVEY, A-183
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 3 OF 3

SYMBOL LEGEND table with icons for TV, GAS, TELE, FIRE, POWER, ELEC, etc.

OWNER:
ROCKWALL PROPERTY CORPORATION
2235 RIDGE ROAD, STE 201
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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CITY ENGINEER: \_\_\_\_\_

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

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

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

ADDRESS John Kies and Park Hills Blvd.

SUBDIVISION Boardwalk Development Addition LOT L3 BLOCK A

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING PD-71

CURRENT USE AG

PROPOSED ZONING PD-71

PROPOSED USE Retail Commercial

ACREAGE 9.14

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

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OWNER Rockwall Property Corporation

APPLICANT Same

CONTACT PERSON Bill Bricker

CONTACT PERSON \_\_\_\_\_

ADDRESS 2235 Ridge Rd S 200

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP \_\_\_\_\_

PHONE 214-801-6157

PHONE \_\_\_\_\_

E-MAIL bill@colventures.com

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

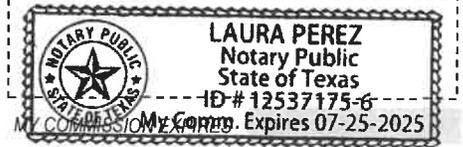
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 482.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_. BY SIGNING 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 18 DAY OF October, 2024

OWNER'S SIGNATURE Charles W Bricker

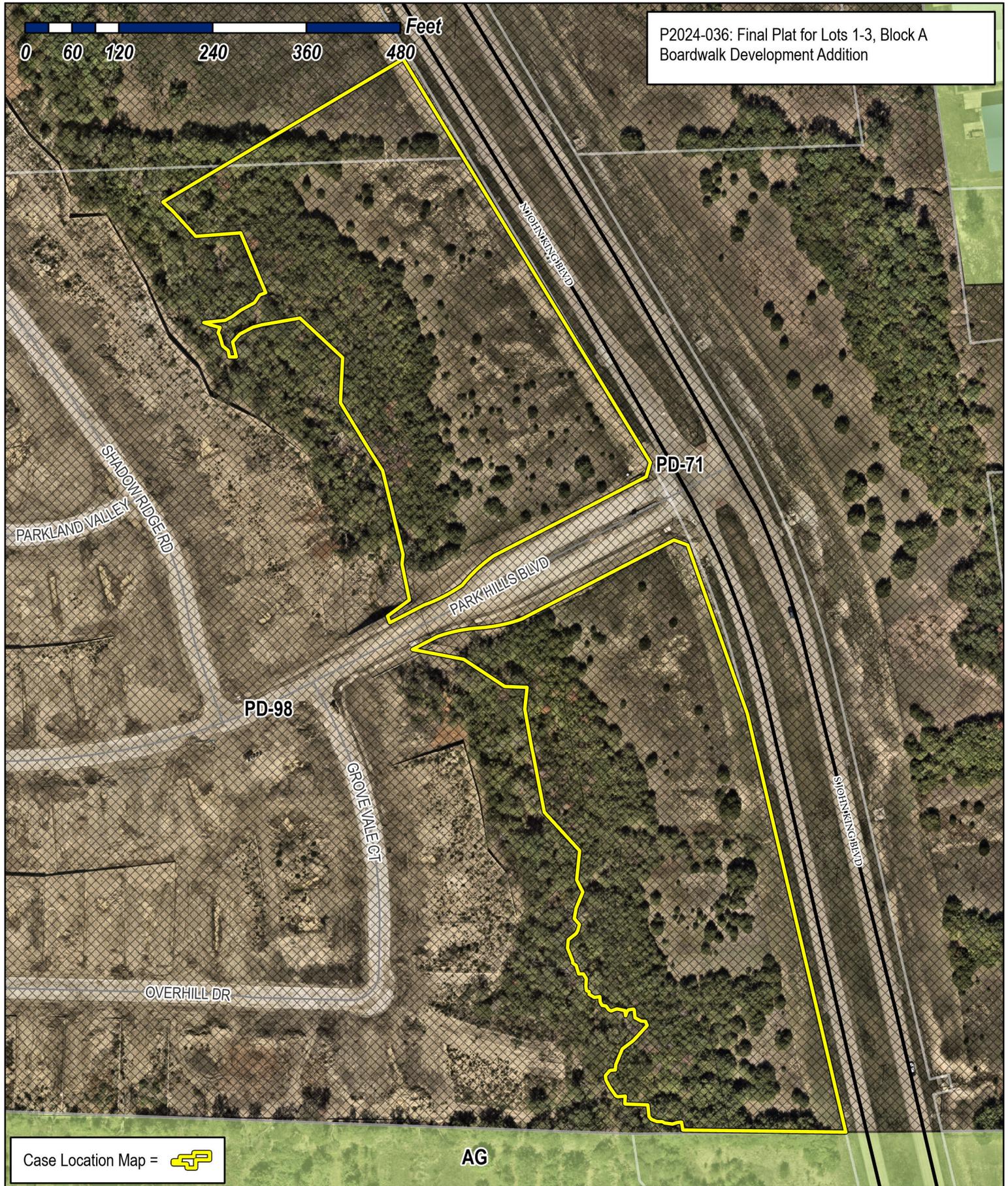
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





P2024-036: Final Plat for Lots 1-3, Block A Boardwalk Development Addition



Case Location Map = 

AG



# 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.







SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL PROPERTY CORPORATION, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

TRACT ONE
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, being a part of a 97.167 acres tract described in a Warranty deed to Rockwall Property Corporation, as recorded in Volume 444, Page 148, Deed Records of Rockwall County, Texas, and the tracts described in a Deed to Rockwall Property Corporation as recorded in Document no. 2024000001438, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the West right-of-way line of John King Boulevard and the South boundary line of said 97.167 acres tract;

THENCE N. 89 deg. 15 min. 43 sec. W, along the south boundary of said 97.167 acres tract, a distance of 208.48 feet to the southeast corner of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in a northerly direction along the east boundary of Park Hills as follows:

N 9°53'27"W, 10.26'; N 89°07'50"W, 1.50'; S 81°05'03"W, 4.38'; S 72°14'21"W, 5.96'; N 82°14'47"W, 10.09'; N 59°50'32"W, 3.50'; N 89°27'04"W, 6.98'; N 67°30'52"W, 7.73'; N 39°38'33"W, 4.48'; N 6°12'28"W, 15.02'; N 87°43'57"W, 28.88'; N 50°42'40"W, 0.76'; N 4°35'18"E, 9.74'; S 85°09'33"W, 9.74'; N 65°39'32"W, 2.70'; N 35°13'48"W, 13.07'; N 28°21'00"W, 10.67'; N 7°37'31"W, 5.82'; N 40°54'20"E, 8.92'; N 85°10'35"E, 6.87'; N 5°28'06"E, 6.88'; N 22°33'43"E, 21.66'; N 52°49'10"E, 17.81'; N 42°30'58"E, 26.10'; N 23°23'23"W, 5.81'; N 87°37'12"W, 5.34'; N 60°55'42"W, 9.15'; N 5°36'38"W, 10.05'; N 45°12'19"W, 1.43'; N 80°45'14"W, 6.29'; S 42°50'56"W, 2.68'; S 19°28'40"W, 5.90'; N 7°54'12"W, 6.68'; N 78°10'33"W, 10.55'; S 69°33'10"W, 7.77'; N 63°43'02"W, 3.33'; N 35°24'39"W, 6.09'; N 81°52'24"W, 5.01'; N 30°01'27"W, 5.00'; N 4°14'35"W, 7.00'; S 81°02'47"W, 7.07'; N 58°04'25"W, 7.79'; N 0°39'01"W, 3.35'; N 68°19'31"W, 3.61'; N 8°44'56"W, 5.38'; N 3°32'14"E, 6.81'; N 31°13'54"W, 7.28'; S 89°23'53"W, 6.01'; N 16°26'05"W, 11.31'; N 55°11'10"W, 5.61'; N 4°31'23"E, 2.39'; N 21°43'23"W, 6.45'; N 4°52'36"W, 11.67'; N 5°22'12"E, 10.60'; N 51°46'12"E, 12.73'; N 29°47'35"E, 4.23'; N 15°27'47"E, 8.20'; N 40°37'19"W, 10.13'; N 9°56'32"E, 13.38'; N 22°38'47"E, 22.44'; N 27°06'51"W, 17.39'; N 5°48'00"E, 37.66'; N 42°32'37"W, 66.83'; N 10°56'13"W, 88.76'; N 10°07'55"W, 46.33'; N 5°58'08"E, 28.02'; N 87°49'07"W, 28.55'; N 56°28'11"W, 62.92'; N 79°08'23"W, 66.86' to a point in the south right-of-way of Park Hills Boulevard,

THENCE N. 62 deg. 35 min. 32 sec. E. along said right-of-way line, a distance of 35.86 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the right having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the left having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE N. 62 deg. 35 min. 34 sec. E. along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE S. 70 deg. 57 min. 16 sec. E. along said right-of-way line, a distance of 18.46 feet to a 1/2" iron rod found for corner in the west right-of-way of John King Boulevard;

THENCE in a southeasterly direction along a curve to the right having a central angle of 11°19'32", a radius of 1140.00 feet, a tangent of 113.04', a chord of S 18°52'58"E, 224.97 feet, along said right-of-way line, an arc distance of 225.34 feet to a 1/2" iron rod set for corner;

THENCE S. 13 deg. 13 min. 12 sec. E. along the west right-of-way line of said John King Boulevard, a distance of 570.01 feet to the POINT OF BEGINNING and containing 202,178 square feet or 4.64 acres of land.

TRACT TWO
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, being a part of a 97.167 acres tract described in a Warranty deed to Rockwall Property Corporation, as recorded in Volume 444, Page 148, Deed Records of Rockwall County, Texas, and the tracts described in a Deed to Rockwall Property Corporation as recorded in Document no. 2024000001438, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the West right-of-way line of John King Boulevard and the northwest right-of-way of Park Hills Boulevard;

THENCE S. 16 deg. 08 min. 24 sec. W, along the southeast right-of-way of Park Hills Boulevard, a distance of 18.92 feet to a 1/2" iron rod found for corner;

THENCE S. 62 deg. 35 min. 34 sec. W, along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 15°44'24", a radius of 200.00 feet, a tangent of 27.65 feet, a chord of S 54°43'21"W, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the left having a central angle of 15°44'24", a radius of 200.00 feet, a tangent of 27.65 feet, a chord of S 54°43'21"W, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE S. 62 deg. 35 min. 34 sec. W, along said right-of-way line, a distance of 49.54 feet to a point for corner in the east line of Open Space of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in northerly direction along the east boundary of Park Hills as follows:

N 20°12'22"W, 8.90'; N 53°25'21"E, 34.88'; N 11°41'53"W, 46.67'; N 5°55'22"E, 12.51'; N 13°40'00"W, 110.24'; N 32°45'32"W, 30.72'; N 31°26'15"W, 71.56'; N 2°48'29"E, 57.76'; N 47°09'28"W, 72.07'; N 42°22'14"W, 2.30'; S 79°58'06"W, 49.22'; S 75°11'13"W, 12.52'; S 62°02'36"W, 19.00'; S 42°11'35"W, 13.50'; S 14°15'00"E, 19.57'; S 88°59'44"W, 8.97'; N 9°57'07"W, 7.88'; N 86°43'21"W, 9.47'; N 13°57'22"W, 8.25'; N 50°03'06"W, 9.31'; N 15°46'57"W, 13.69'; N 30°01'05"W, 4.30'; N 21°04'29"E, 7.19'; N 75°03'07"W, 12.75'; N 70°40'12"E, 9.15'; N 84°09'12"E, 17.06'; N 74°48'26"E, 10.36'; N 61°56'23"E, 11.33'; N 52°38'59"E, 12.58'; N 61°26'15"E, 19.99'; N 33°50'14"E, 12.04'; N 69°46'05"E, 8.34'; N 22°46'37"W, 83.07'; S 85°31'53"W, 57.43'; N 42°29'55"W, 44.81'; N 47°50'45"W, 16.12';

THENCE N. 59 deg. 14 min. 31 sec. E. a distance of 357.60 feet to a 1/2" iron rod set for corner in the west right-of-way line of John King Boulevard S.H. 205 bypass;

THENCE S. 30 deg. 41 min. 38 sec. E. along said right-of-way line, a distance of 594.35 feet to a 1/2" iron rod set for corner;

THENCE in a southeasterly direction along a curve to the right having a central angle of 0°49'42", a radius of 1140.00 feet, a tangent of 8.24 feet, along said right-of-way line, an arc distance of 16.48 feet to the POINT OF BEGINNING and containing 196,020 square feet or 4.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

I also understand the following:

- 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, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
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;

Upon 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 p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

BILL BRICKER
for ROCKWALL PROPERTY CORPORATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BILL BRICKER, 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: \_\_\_\_\_

APPROVED
I hereby certify that the above and foregoing plat of LOTS 1-3, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.
WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.
Mayor, City of Rockwall Planning and Zoning Chairman
City Secretary City of Rockwall City Engineer

CONVEYANCE PLAT
LOTS 1-3, BLOCK A
BOARDWALK DEVELOPMENT
ADDITION
BEING THREE (3) LOTS
9.14 ACRES/398,198 S.F.
SITUATED WITHIN THE
GEORGE W. REDLIN SURVEY, A-183
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 3 OF 3

SYMBOL LEGEND table with icons for TV, GAS, TELE, FIRE, POWER, ELEC, etc.

OWNER:
ROCKWALL PROPERTY CORPORATION
2235 RIDGE ROAD, STE 201
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



# 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:** October 29, 2024  
**APPLICANT:** Bill Bricker, *Rockwall Property Corporation*  
**CASE NUMBER:** P2024-036; *Final Plat for Lot 1-3, Block A, Boardwalk Development Addition*

---

### SUMMARY

Consider a request by Bill Bricker of Rockwall Property Corporation for the approval of a Final Plat for Lots 1-3, Block A, Boardwalk Development Addition being a 9.14-acre tract of land identified as a portion of Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Final Plat for an 9.14-acre tract of land (*i.e. Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183*) to establish three (3) lots for the purpose of conveyance.
- Background. The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 18, 2007, the City Council approved a zoning change from Agriculture (AG) District to Planned Development District 71 (PD-71) for Commercial (C) District land uses by *Ordinance No. 07-19 [Case No. Z2007-011]*. The subject property has remained vacant since annexation.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lots 1-3, Block A, Boardwalk Development 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 Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

# PROJECT COMMENTS



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

DATE: 10/23/2024

PROJECT NUMBER: P2024-036  
PROJECT NAME: Final Plat for Board Walk Development Addition  
SITE ADDRESS/LOCATIONS: John King and Park Hills Blvd

CASE CAPTION: Consider a request by Bill Bricker of Rockwall Property Corporation for the approval of a Final Plat for Lots 1-3, Block A, Boardwalk Development Addition being a 9.14-acre tract of land identified as a portion of Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	10/23/2024	Approved w/ Comments

10/23/2024: P2024-036: Final Plat for Lots 1-3, Block A, Boardwalk Development Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1-3, Block A, Boardwalk Development Addition being a 9.14-acre tract of land identified as a portion of Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

M.3 For reference, include the case number (P2024-036) in the lower right-hand corner of all pages on future submittals.

I.4 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.5 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: October 29, 2024  
City Council: November 4, 2024

I.6 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/23/2024	Approved w/ Comments

10/23/2024: 1. Floodplain has been updated with the Park Hills Project.

2. All flood plain and erosion hazard setback shall be notated as drainage easement. All sheets. Call out source of floodplain information. There is an updated flood study. Show

limits of the 100-yr floodplain. Water surface elevation a minimum of every 300'. Erosion hazard setback to be within a drainage easement.

3. This is a drainage easement and open space.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Bethany Ross	10/23/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/22/2024	Approved

No Comments



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John Kies and Park Hills Blvd.

SUBDIVISION Boardwalk Development Addition LOT L3 BLOCK A

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING PD-71

CURRENT USE AG

PROPOSED ZONING PD-71

PROPOSED USE Retail Commercial

ACREAGE 9.14

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Rockwall Property Corporation

APPLICANT Same

CONTACT PERSON Bill Bricker

CONTACT PERSON \_\_\_\_\_

ADDRESS 2235 Ridge Rd S 200

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP \_\_\_\_\_

PHONE 214-801-6157

PHONE \_\_\_\_\_

E-MAIL bill@colventures.com

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

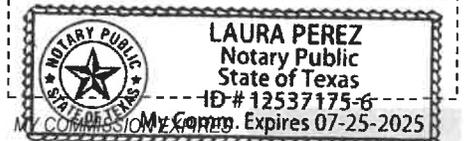
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 482.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_. BY SIGNING 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 18 DAY OF October, 2024

OWNER'S SIGNATURE Charles W Bricker

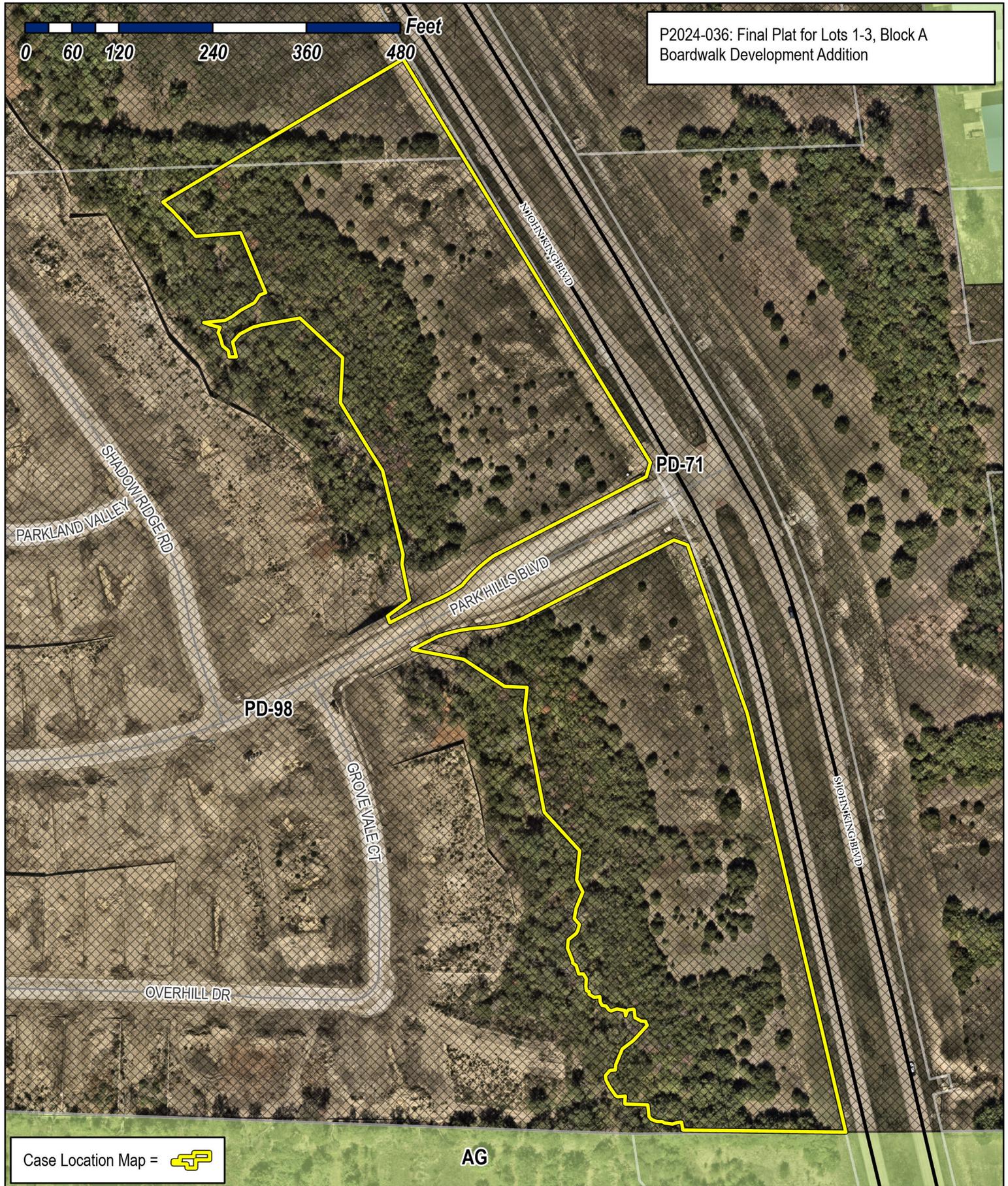
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





P2024-036: Final Plat for Lots 1-3, Block A Boardwalk Development Addition



Case Location Map = 

AG

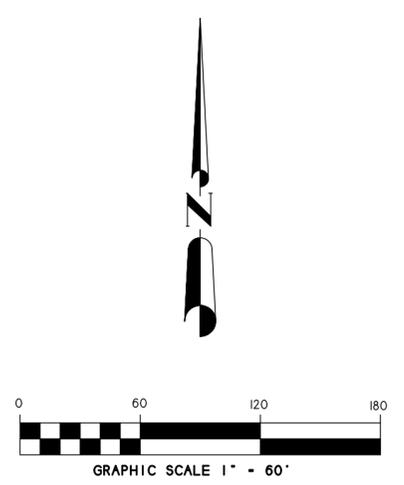
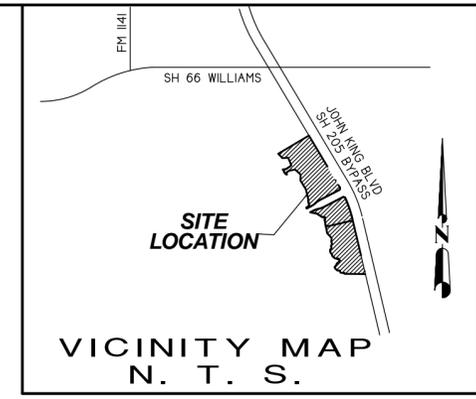
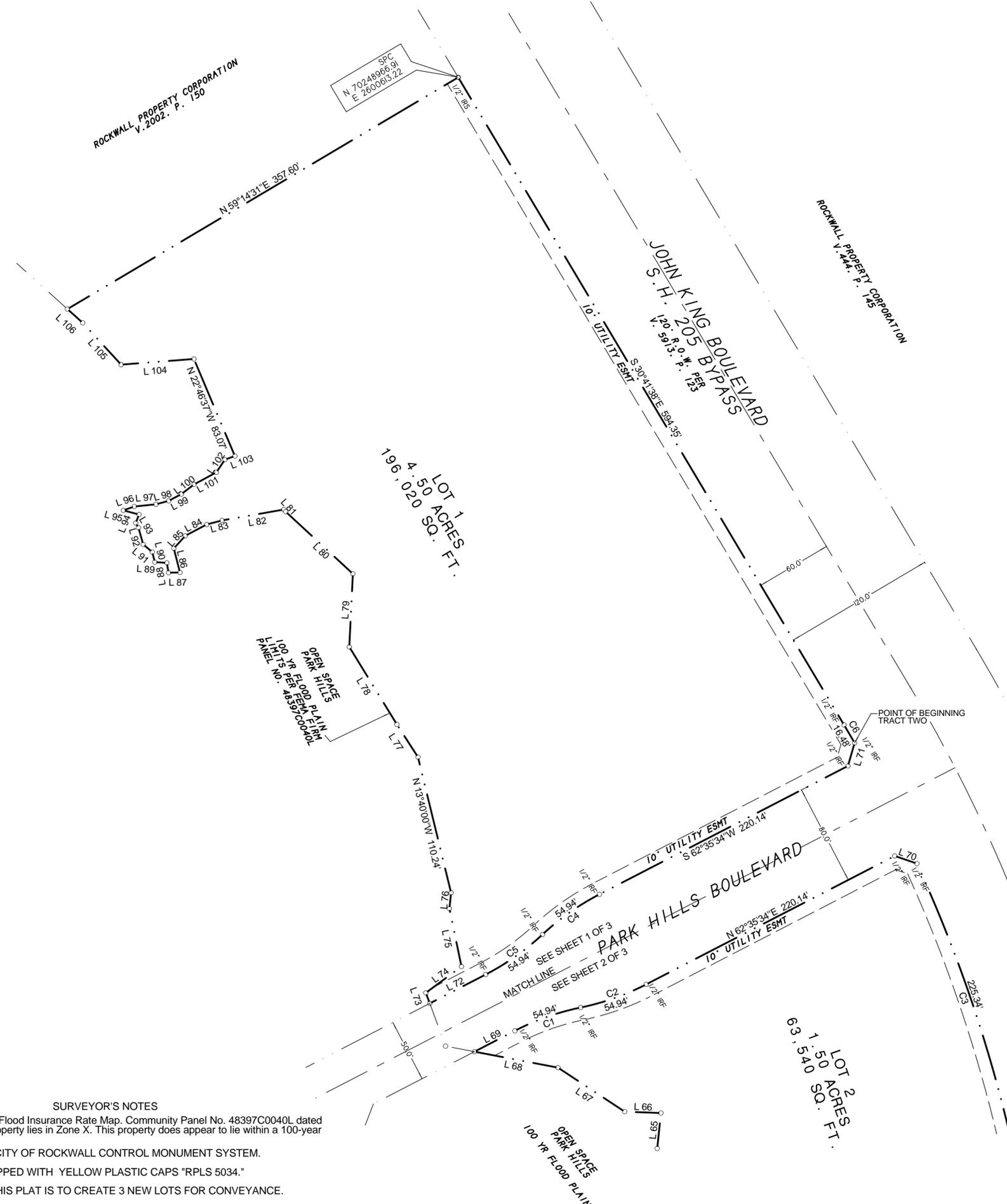


# City of Rockwall

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.





CONVEYANCE PLAT  
**LOTS 1-3, BLOCK A  
 BOARDWALK DEVELOPMENT  
 ADDITION**

BEING THREE (3) LOTS  
 9.14 ACRES/398,198 S.F.

SITUATED WITHIN THE  
 GEORGE W. REDLIN SURVEY, A-183  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- SURVEYOR'S NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
  - 4) THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS FOR CONVEYANCE.

OWNER:  
 ROCKWALL PROPERTY CORPORATION  
 2235 RIDGE ROAD, STE 201  
 ROCKWALL, TEXAS 75087

**SYMBOL LEGEND**

TV	GAS	TEL	FIH	PS
TELEPHONE	PIPE	RISE	FIRE	PP
CABLE	ELEC	WTR	HYDRANT	PILE
METER	BOX	SUBSURFACE	METER	LP
ELECTRIC	WATER	POLE	ROD FOUND	CONCRETE
METER	JUNCTION BOX	AVC	PREPARE	TANK
FENCE	EXHIBIT LINE	PROPERTY LINES		

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 7, 2024  
 SCALE 1" = 60' FILE # 20240108  
 CLIENT RPC



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL PROPERTY CORPORATION, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

TRACT ONE
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, being a part of a 97.167 acres tract described in a Warranty deed to Rockwall Property Corporation, as recorded in Volume 444, Page 148, Deed Records of Rockwall County, Texas, and the tracts described in a Deed to Rockwall Property Corporation as recorded in Document no. 2024000001438, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the West right-of-way line of John King Boulevard and the South boundary line of said 97.167 acres tract;

THENCE N. 89 deg. 15 min. 43 sec. W, along the south boundary of said 97.167 acres tract, a distance of 208.48 feet to the southeast corner of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in a northerly direction along the east boundary of Park Hills as follows:

N 9°53'27"W, 10.26'; N 89°07'50"W, 1.50'; S 81°05'03"W, 4.38'; S 72°14'21"W, 5.96'; N 82°14'47"W, 10.09'; N 59°50'32"W, 3.50'; N 89°27'04"W, 6.98'; N 67°30'52"W, 7.73'; N 39°38'33"W, 4.48'; N 6°12'28"W, 15.02'; N 87°43'57"W, 28.88'; N 50°42'40"W, 0.76'; N 4°35'18"E, 9.74'; S 85°09'33"W, 9.74'; N 65°39'32"W, 2.70'; N 35°13'48"W, 13.07'; N 28°21'00"W, 10.67'; N 7°37'31"W, 5.82'; N 40°54'20"E, 8.92'; N 85°10'35"E, 6.87'; N 5°28'06"E, 6.88'; N 22°33'43"E, 21.66'; N 52°49'10"E, 17.81'; N 42°30'58"E, 26.10'; N 23°23'23"W, 5.81'; N 87°37'12"W, 5.34'; N 60°55'42"W, 9.15'; N 5°36'38"W, 10.05'; N 45°12'19"W, 1.43'; N 80°45'14"W, 6.29'; S 42°50'56"W, 2.68'; S 19°28'40"W, 5.90'; N 7°54'12"W, 6.68'; N 78°10'33"W, 10.55'; S 69°33'10"W, 7.77'; N 63°43'02"W, 3.33'; N 35°24'39"W, 6.09'; N 81°52'24"W, 5.01'; N 30°01'27"W, 5.00'; N 4°14'35"W, 7.00'; S 81°02'47"W, 7.07'; N 58°04'25"W, 7.79'; N 0°39'01"W, 3.35'; N 68°19'31"W, 3.61'; N 8°44'56"W, 5.38'; N 3°32'14"E, 6.81'; N 31°13'54"W, 7.28'; S 89°23'53"W, 6.01'; N 16°26'05"W, 11.31'; N 55°11'10"W, 5.61'; N 4°31'23"E, 2.39'; N 21°43'23"W, 6.45'; N 4°52'36"W, 11.67'; N 5°22'12"E, 10.60'; N 51°46'12"E, 12.73'; N 29°47'35"E, 4.23'; N 15°27'47"E, 8.20'; N 40°37'19"W, 10.13'; N 9°56'32"E, 13.38'; N 22°38'47"E, 22.44'; N 27°06'51"W, 17.39'; N 5°48'00"E, 37.66'; N 42°32'37"W, 66.83'; N 10°56'13"W, 88.76'; N 10°07'55"W, 46.33'; N 5°58'08"E, 28.02'; N 87°49'07"W, 28.55'; N 56°28'11"W, 62.92'; N 79°08'23"W, 66.86' to a point in the south right-of-way of Park Hills Boulevard,

THENCE N. 62 deg. 35 min. 32 sec. E. along said right-of-way line, a distance of 35.86 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the right having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the left having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE N. 62 deg. 35 min. 34 sec. E. along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE S. 70 deg. 57 min. 16 sec. E. along said right-of-way line, a distance of 18.46 feet to a 1/2" iron rod found for corner in the west right-of-way of John King Boulevard;

THENCE in a southeasterly direction along a curve to the right having a central angle of 11°19'32", a radius of 1140.00 feet, a tangent of 113.04', a chord of S 18°52'58"E, 224.97 feet, along said right-of-way line, an arc distance of 225.34 feet to a 1/2" iron rod set for corner;

THENCE S. 13 deg. 13 min. 12 sec. E. along the west right-of-way line of said John King Boulevard, a distance of 570.01 feet to the POINT OF BEGINNING and containing 202,178 square feet or 4.64 acres of land.

TRACT TWO
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, being a part of a 97.167 acres tract described in a Warranty deed to Rockwall Property Corporation, as recorded in Volume 444, Page 148, Deed Records of Rockwall County, Texas, and the tracts described in a Deed to Rockwall Property Corporation as recorded in Document no. 2024000001438, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the West right-of-way line of John King Boulevard and the northwest right-of-way of Park Hills Boulevard;

THENCE S. 16 deg. 08 min. 24 sec. W, along the southeast right-of-way of Park Hills Boulevard, a distance of 18.92 feet to a 1/2" iron rod found for corner;

THENCE S. 62 deg. 35 min. 34 sec. W, along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 15°44'24", a radius of 200.00 feet, a tangent of 27.65 feet, a chord of S 54°43'21"W, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the left having a central angle of 15°44'24", a radius of 200.00 feet, a tangent of 27.65 feet, a chord of S 54°43'21"W, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE S. 62 deg. 35 min. 34 sec. W, along said right-of-way line, a distance of 49.54 feet to a point for corner in the east line of Open Space of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in northerly direction along the east boundary of Park Hills as follows:

N 20°12'22"W, 8.90'; N 53°25'21"E, 34.88'; N 11°41'53"W, 46.67'; N 5°55'22"E, 12.51'; N 13°40'00"W, 110.24'; N 32°45'32"W, 30.72'; N 31°26'15"W, 71.56'; N 2°48'29"E, 57.76'; N 47°09'28"W, 72.07'; N 42°22'14"W, 2.30'; S 79°58'06"W, 49.22'; S 75°11'13"W, 12.52'; S 62°02'36"W, 19.00'; S 42°11'35"W, 13.50'; S 14°15'00"E, 19.57'; S 89°59'44"W, 8.97'; N 9°57'07"W, 7.88'; N 86°43'21"W, 9.47'; N 13°57'22"W, 8.25'; N 50°03'06"W, 9.31'; N 15°46'57"W, 13.69'; N 30°01'05"W, 4.30'; N 21°04'29"E, 7.19'; N 75°03'07"W, 12.75'; N 70°40'12"E, 9.15'; N 84°09'12"E, 17.06'; N 74°48'26"E, 10.36'; N 61°56'23"E, 11.33'; N 52°38'59"E, 12.58'; N 61°26'15"E, 19.99'; N 33°50'14"E, 12.04'; N 69°46'05"E, 8.34'; N 22°46'37"W, 83.07'; S 85°31'53"W, 57.43'; N 42°29'55"W, 44.81'; N 47°50'45"W, 16.12';

THENCE N. 59 deg. 14 min. 31 sec. E. a distance of 357.60 feet to a 1/2" iron rod set for corner in the west right-of-way line of John King Boulevard S.H. 205 bypass;

THENCE S. 30 deg. 41 min. 38 sec. E. along said right-of-way line, a distance of 594.35 feet to a 1/2" iron rod set for corner;

THENCE in a southeasterly direction along a curve to the right having a central angle of 0°49'42", a radius of 1140.00 feet, a tangent of 8.24 feet, along said right-of-way line, an arc distance of 16.48 feet to the POINT OF BEGINNING and containing 196,020 square feet or 4.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

I also understand the following:

- 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, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
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;

Upon 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 p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

BILL BRICKER
for ROCKWALL PROPERTY CORPORATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BILL BRICKER, 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: \_\_\_\_\_

APPROVED
I hereby certify that the above and foregoing plat of LOTS 1-3, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_\_, \_\_\_\_.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.
WITNESS OUR HANDS, this \_\_\_ day of \_\_\_\_, \_\_\_\_.
Mayor, City of Rockwall Planning and Zoning Chairman
City Secretary City of Rockwall City Engineer

CONVEYANCE PLAT
LOTS 1-3, BLOCK A
BOARDWALK DEVELOPMENT
ADDITION
BEING THREE (3) LOTS
9.14 ACRES/398,198 S.F.
SITUATED WITHIN THE
GEORGE W. REDLIN SURVEY, A-183
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 3 OF 3

SYMBOL LEGEND table with icons for TV, GAS, TELE, FIRE, POWER, ELEC, etc.

OWNER:
ROCKWALL PROPERTY CORPORATION
2235 RIDGE ROAD, STE 201
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



# 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:** November 4, 2024  
**APPLICANT:** Bill Bricker, *Rockwall Property Corporation*  
**CASE NUMBER:** P2024-036; *Final Plat for Lot 1-3, Block A, Boardwalk Development Addition*

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### SUMMARY

Consider a request by Bill Bricker of Rockwall Property Corporation for the approval of a Final Plat for Lots 1-3, Block A, Boardwalk Development Addition being a 9.14-acre tract of land identified as a portion of Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Final Plat for an 9.14-acre tract of land (*i.e. Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183*) to establish three (3) lots for the purpose of conveyance.
- Background. The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 18, 2007, the City Council approved a zoning change from Agriculture (AG) District to Planned Development District 71 (PD-71) for Commercial (C) District land uses by *Ordinance No. 07-19 [Case No. Z2007-011]*. The subject property has remained vacant since annexation.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lots 1-3, Block A, Boardwalk Development 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 Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

On October 29, 2024, the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 6-0, with Commissioner Hustings absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John Kies and Park Hills Blvd.

SUBDIVISION Boardwalk Development Addition LOT L3 BLOCK A

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING PD-71

CURRENT USE AG

PROPOSED ZONING PD-71

PROPOSED USE Retail Commercial

ACREAGE 9.14

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Rockwall Property Corporation

APPLICANT Same

CONTACT PERSON Bill Bricker

CONTACT PERSON \_\_\_\_\_

ADDRESS 2235 Ridge Rd S 200

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP \_\_\_\_\_

PHONE 214-801-6157

PHONE \_\_\_\_\_

E-MAIL bill@colventures.com

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

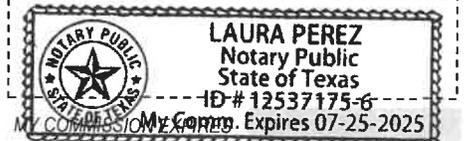
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 482.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_. BY SIGNING 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 18 DAY OF October, 2024

OWNER'S SIGNATURE Charles W Bricker

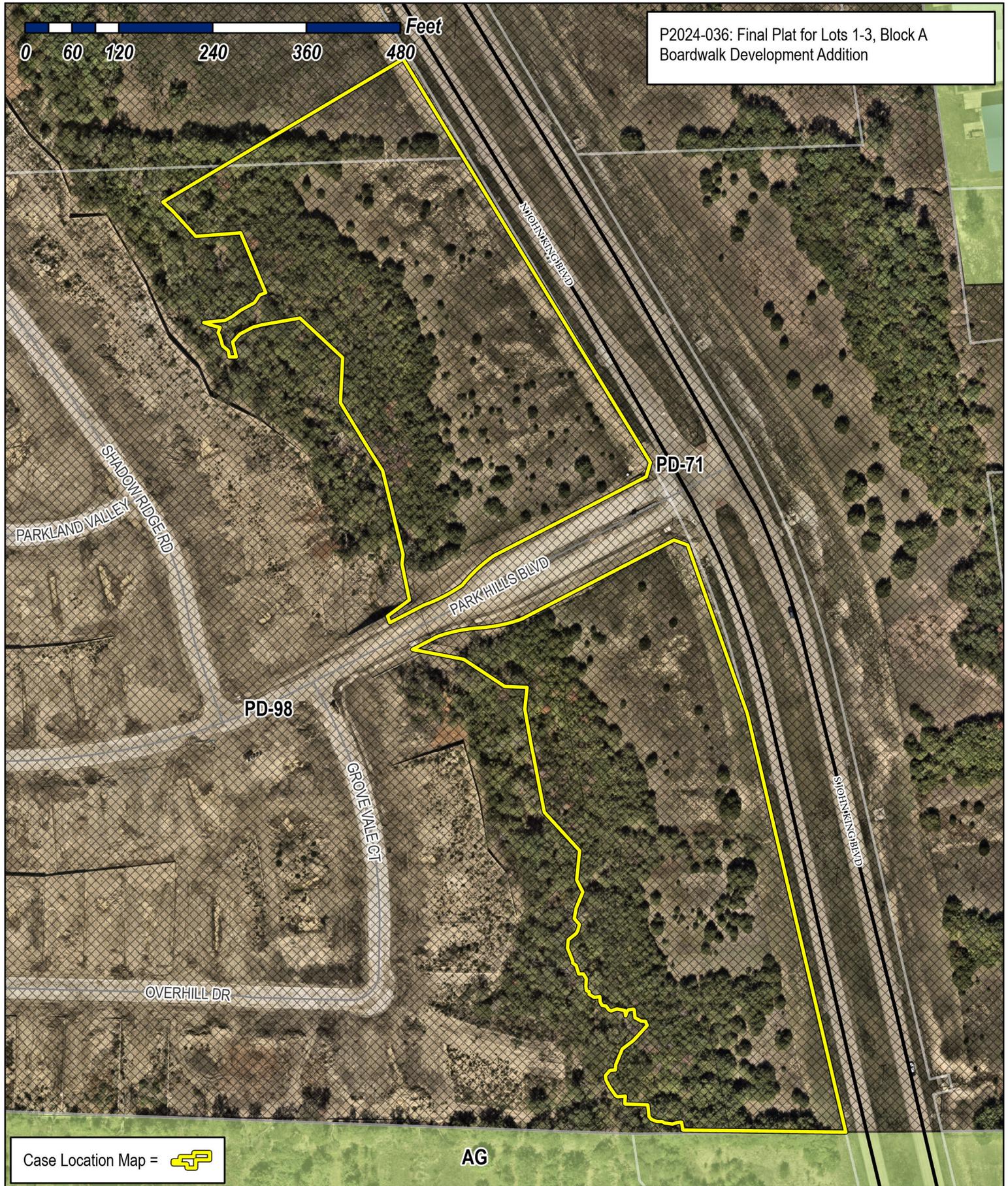
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





P2024-036: Final Plat for Lots 1-3, Block A Boardwalk Development Addition



Case Location Map = 

AG



# 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.







SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL PROPERTY CORPORATION, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

TRACT ONE
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, being a part of a 97.167 acres tract described in a Warranty deed to Rockwall Property Corporation, as recorded in Volume 444, Page 148, Deed Records of Rockwall County, Texas, and the tracts described in a Deed to Rockwall Property Corporation as recorded in Document no. 2024000001438, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the West right-of-way line of John King Boulevard and the South boundary line of said 97.167 acres tract;

THENCE N. 89 deg. 15 min. 43 sec. W, along the south boundary of said 97.167 acres tract, a distance of 208.48 feet to the southeast corner of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in a northerly direction along the east boundary of Park Hills as follows:

N 9°53'27"W, 10.26'; N 89°07'50"W, 1.50'; S 81°05'03"W, 4.38'; S 72°14'21"W, 5.96'; N 82°14'47"W, 10.09'; N 59°50'32"W, 3.50'; N 89°27'04"W, 6.98'; N 67°30'52"W, 7.73'; N 39°38'33"W, 4.48'; N 6°12'28"W, 15.02'; N 87°43'57"W, 28.88'; N 50°42'40"W, 0.76'; N 4°35'18"E, 9.74'; S 85°09'33"W, 9.74'; N 65°39'32"W, 2.70'; N 35°13'48"W, 13.07'; N 28°21'00"W, 10.67'; N 7°37'31"W, 5.82'; N 40°54'20"E, 8.92'; N 85°10'35"E, 6.87'; N 5°28'06"E, 6.88'; N 22°33'43"E, 21.66'; N 52°49'10"E, 17.81'; N 42°30'58"E, 26.10'; N 23°23'23"W, 5.81'; N 87°37'12"W, 5.34'; N 60°55'42"W, 9.15'; N 5°36'38"W, 10.05'; N 45°12'19"W, 1.43'; N 80°45'14"W, 6.29'; S 42°50'56"W, 2.68'; S 19°28'40"W, 5.90'; N 7°54'12"W, 6.68'; N 78°10'33"W, 10.55'; S 69°33'10"W, 7.77'; N 63°43'02"W, 3.33'; N 35°24'39"W, 6.09'; N 81°52'24"W, 5.01'; N 30°01'27"W, 5.00'; N 4°14'35"W, 7.00'; S 81°02'47"W, 7.07'; N 58°04'25"W, 7.79'; N 0°39'01"W, 3.35'; N 68°19'31"W, 3.61'; N 8°44'56"W, 5.38'; N 3°32'14"E, 6.81'; N 31°13'54"W, 7.28'; S 89°23'53"W, 6.01'; N 16°26'05"W, 11.31'; N 55°11'10"W, 5.61'; N 4°31'23"E, 2.39'; N 21°43'23"W, 6.45'; N 4°52'36"W, 11.67'; N 5°22'12"E, 10.60'; N 51°46'12"E, 12.73'; N 29°47'35"E, 4.23'; N 15°27'47"E, 8.20'; N 40°37'19"W, 10.13'; N 9°56'32"E, 13.38'; N 22°38'47"E, 22.44'; N 27°06'51"W, 17.39'; N 5°48'00"E, 37.66'; N 42°32'37"W, 66.83'; N 10°56'13"W, 88.76'; N 10°07'55"W, 46.33'; N 5°58'08"E, 28.02'; N 87°49'07"W, 28.55'; N 56°28'11"W, 62.92'; N 79°08'23"W, 66.86' to a point in the south right-of-way of Park Hills Boulevard,

THENCE N. 62 deg. 35 min. 32 sec. E. along said right-of-way line, a distance of 35.86 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the right having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the left having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE N. 62 deg. 35 min. 34 sec. E. along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE S. 70 deg. 57 min. 16 sec. E. along said right-of-way line, a distance of 18.46 feet to a 1/2" iron rod found for corner in the west right-of-way of John King Boulevard;

THENCE in a southeasterly direction along a curve to the right having a central angle of 11°19'32", a radius of 1140.00 feet, a tangent of 113.04', a chord of S 18°52'58"E, 224.97 feet, along said right-of-way line, an arc distance of 225.34 feet to a 1/2" iron rod set for corner;

THENCE S. 13 deg. 13 min. 12 sec. E. along the west right-of-way line of said John King Boulevard, a distance of 570.01 feet to the POINT OF BEGINNING and containing 202,178 square feet or 4.64 acres of land.

TRACT TWO
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, being a part of a 97.167 acres tract described in a Warranty deed to Rockwall Property Corporation, as recorded in Volume 444, Page 148, Deed Records of Rockwall County, Texas, and the tracts described in a Deed to Rockwall Property Corporation as recorded in Document no. 2024000001438, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the West right-of-way line of John King Boulevard and the northwest right-of-way of Park Hills Boulevard;

THENCE S. 16 deg. 08 min. 24 sec. W, along the southeast right-of-way of Park Hills Boulevard, a distance of 18.92 feet to a 1/2" iron rod found for corner;

THENCE S. 62 deg. 35 min. 34 sec. W, along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 15°44'24", a radius of 200.00 feet, a tangent of 27.65 feet, a chord of S 54°43'21"W, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the left having a central angle of 15°44'24", a radius of 200.00 feet, a tangent of 27.65 feet, a chord of S 54°43'21"W, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE S. 62 deg. 35 min. 34 sec. W, along said right-of-way line, a distance of 49.54 feet to a point for corner in the east line of Open Space of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in northerly direction along the east boundary of Park Hills as follows:

N 20°12'22"W, 8.90'; N 53°25'21"E, 34.88'; N 11°41'53"W, 46.67'; N 5°55'22"E, 12.51'; N 13°40'00"W, 110.24'; N 32°45'32"W, 30.72'; N 31°26'15"W, 71.56'; N 2°48'29"E, 57.76'; N 47°09'28"W, 72.07'; N 42°22'14"W, 2.30'; S 79°58'06"W, 49.22'; S 75°11'13"W, 12.52'; S 62°02'36"W, 19.00'; S 42°11'35"W, 13.50'; S 14°15'00"E, 19.57'; S 88°59'44"W, 8.97'; N 9°57'07"W, 7.88'; N 86°43'21"W, 9.47'; N 13°57'22"W, 8.25'; N 50°03'06"W, 9.31'; N 15°46'57"W, 13.69'; N 30°01'05"W, 4.30'; N 21°04'29"E, 7.19'; N 75°03'07"W, 12.75'; N 70°40'12"E, 9.15'; N 84°09'12"E, 17.06'; N 74°48'26"E, 10.36'; N 61°56'23"E, 11.33'; N 52°38'59"E, 12.58'; N 61°26'15"E, 19.99'; N 33°50'14"E, 12.04'; N 69°46'05"E, 8.34'; N 22°46'37"W, 83.07'; S 85°31'53"W, 57.43'; N 42°29'55"W, 44.81'; N 47°50'45"W, 16.12';

THENCE N. 59 deg. 14 min. 31 sec. E. a distance of 357.60 feet to a 1/2" iron rod set for corner in the west right-of-way line of John King Boulevard S.H. 205 bypass;

THENCE S. 30 deg. 41 min. 38 sec. E. along said right-of-way line, a distance of 594.35 feet to a 1/2" iron rod set for corner;

THENCE in a southeasterly direction along a curve to the right having a central angle of 0°49'42", a radius of 1140.00 feet, a tangent of 8.24 feet, along said right-of-way line, an arc distance of 16.48 feet to the POINT OF BEGINNING and containing 196,020 square feet or 4.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

I also understand the following:

- 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, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
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;

Upon 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 p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

BILL BRICKER
for ROCKWALL PROPERTY CORPORATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BILL BRICKER, 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: \_\_\_\_\_

APPROVED
I hereby certify that the above and foregoing plat of LOTS 1-3, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_\_, \_\_\_\_.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.
WITNESS OUR HANDS, this \_\_\_ day of \_\_\_\_, \_\_\_\_.
Mayor, City of Rockwall Planning and Zoning Chairman
City Secretary City of Rockwall City Engineer

CONVEYANCE PLAT
LOTS 1-3, BLOCK A
BOARDWALK DEVELOPMENT
ADDITION
BEING THREE (3) LOTS
9.14 ACRES/398,198 S.F.
SITUATED WITHIN THE
GEORGE W. REDLIN SURVEY, A-183
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 3 OF 3

SYMBOL LEGEND table with icons for TV, GAS, TELE, FIRE, FIBER, POWER, ELEC, ELEC BOX, SUBST/ACE, JUNCTION BOX, WTR, WATER, LIGHT, LP, 1/2" IRON ROD FOUND, 1" CORNER, FENCE, EASEMENT LINE, PROPERTY LINES, AN. CIRC. LAT., PROPANE TANK.

OWNER:
ROCKWALL PROPERTY CORPORATION
2235 RIDGE ROAD, STE 201
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



DATE: November 5, 2024

TO: Bill Bricker  
2235 Ridge Road Suite 200  
Rockwall, Texas 75087

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

SUBJECT: P2024-036; *Final Plat for Lots 1-3, Block A, Boardwalk Development Addition*

Bill:

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 November 4, 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 *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On October 29, 2024, the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 6-0, with Commissioner Hustings absent

City Council

On November 4, 2024, the City Council approved a motion to approve the Final Plat by a vote of 7-0.

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

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

**FILING FEES:**

**Mylars:** \$50.00 per page for the 1<sup>st</sup> set only (*No charge for additional sets*).

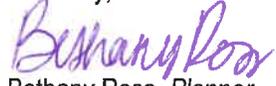
**Tax Certificates:** \$30.00 for the 1<sup>st</sup> certificate and \$4.00 for each additional certificate.

Please note that the filling 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 1<sup>st</sup> and December 31<sup>st</sup>, 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) 772-6488.

Sincerely,



Bethany Ross, *Planner*

City of Rockwall Planning and Zoning Department

## Ross, Bethany

---

**From:** Bill@colventures.com  
**Sent:** Wednesday, October 9, 2024 3:28 PM  
**To:** Ross, Bethany  
**Cc:** Miller, Ryan; Lee, Henry  
**Subject:** Re: Plat

Thanks. These seem minimal.

Bill  
Sent from my iPhone

On Oct 9, 2024, at 2:47 PM, Ross, Bethany <bross@rockwall.com> wrote:

Good afternoon Bill,

Please see attached comments from Planning and Engineering. The next submittal date is next Friday, October 18, 2024.

Thank you,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Miller, Ryan <RMiller@rockwall.com>  
**Sent:** Wednesday, October 9, 2024 11:13 AM  
**To:** Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>  
**Subject:** Fw: Plat

FYI ... Attached is Bill's plat that will be submitted next deadline. Could one of you preliminarily look at this and send Bill comments before he submits? Thanks.

**RYAN C. MILLER, AICP**  
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

---

**From:** [bill@colventures.com](mailto:bill@colventures.com) <[bill@colventures.com](mailto:bill@colventures.com)>  
**Sent:** Tuesday, October 8, 2024 1:27:04 PM  
**To:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>  
**Subject:** Plat

Ryan,

Here is what we propose to plat along John King on the north and south sides of the new Park Hills Blvd.  
If this looks OK, what is the next submission date please?

Bill

Bill Bricker

Columbia Development Company, LLC  
Rockwall Property Corporation  
2235 Ridge Road, STE 201  
Rockwall, TX 75087  
214-801-6157 Cell

[Bill@colventures.com](mailto:Bill@colventures.com)

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<Boardwalk Development Comments.pdf>

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## Ross, Bethany

---

**From:** Bill Bricker <bill@colventures.com>  
**Sent:** Friday, October 25, 2024 5:10 PM  
**To:** Ross, Bethany  
**Subject:** Re: P2024-036: Project Comments  
**Attachments:** Project Comments (10.23.2024).pdf; Engineering Markups.pdf

I don't understand the floodplain comments. The boundary is from Park Hills own plat, all floodplain is on their property. So what is wrong?

Bill  
Sent from my iPad

On Oct 25, 2024, at 4:45 PM, Ross, Bethany <bross@rockwall.com> wrote:

Bill,

Attached are the project comments and engineering markups for your case.

The meeting schedule for this case is as follows:

Planning and Zoning Commission: October 29, 2024  
City Council: November 4, 2024.

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

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