



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 12018-003 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address	La Jolla Pointe Drive				
Subdivision	LA JOLLA POINTE ADDITION	Lot	6	Block	B
General Location	Southwest Corner of Ridge Road and La Jolla Pointe Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Commercial (C) District with Scenic Overlay	Current Use	Undevelop Tracts of Land		
Proposed Zoning	n/a	Proposed Use	Hotel, Office & Medial Buildings		
Acreage	6.5 Acres	Lots [Current]	3	Lots [Proposed]	6

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

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

<input type="checkbox"/> Owner	DFW Hospitality of Rockwall, LLC	<input checked="" type="checkbox"/> Applicant	PSA Engineering, LLC
Contact Person	Shailesh Vora, MD	Contact Person	Pann S. Sribhen, PE
Address	2402 Pathway	Address	17819 Davenport Road, Suite 215
City, State & Zip	El Dorado, AR 71730	City, State & Zip	Dallas, TX 75252
Phone	(870) 918-7339	Phone	(972) 567-8239
E-Mail	scvora@sbcglobal.net	E-Mail	panns@psaengr.com

NOTARY VERIFICATION [REQUIRED]

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

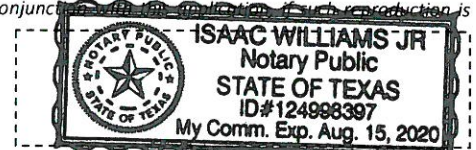
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 305.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 30th day of July, 20 18. 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 30th day of July, 20 18.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

[Signature]
Isaac Williams, Jr.



My Commission Expires Aug. 15, 2020



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

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

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. Each set of plans should be folded into a *Tri-Fold* with the project title or identifier facing out.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
 - ONE (1) PDF COPY OF THE PLAT
 - ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

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

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

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

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

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

- BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

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

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. WITHOUT A COMPLETE APPLICATION SUBMITTAL, THE CASE MAY NOT BE PROCESSED AND MAY NOT BE PLACED ON A PUBLIC HEARING AGENDA.



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

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

Case Number

Reviewed By:

Review Date:

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

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

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

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

Applicant and Staff Checklist

- Initial Contact [Final Plat, Preliminary Plat & Master Plat]:** Discuss platting requirements with city staff. Obtain application packet. The applicant or representative should become familiar with city ordinances (appropriate ordinances available for a fee, or can be downloaded on the city's website).
- Pre-Development Meeting [Final Plat, Preliminary Plat & Master Plat]:** Prior to submitting any proposed plat, the applicant is encouraged to meet with city staff to review and comment on a general plan for the development of property, including the layout of streets, lots, open space, sites for public facilities and utilities.
Date: ___ / ___ / ___

- Prepare Plat for Submittal [Final Plat, Preliminary Plat & Master Plat]:** Hire surveyor to prepare plat and if required, Civil Engineer for preparation of preliminary engineering plans. [FOR FINAL PLATS ONLY: Engineering plans must be submitted and approved prior to final plat applications]
- Submit [Final Plat, Preliminary Plat & Master Plat]:** Submit application form, fees and required copies of plat.
Date: ___ / ___ / ___
- Submit Electronic Files and Survey Closure Report:** In addition to the application form, fees and required copies of the plat all plat submittals require one (1) digital copy of the plat in .pdf format and one (1) survey boundary closure report. All digital submittals are to be in NAD 83 State Plane, Texas North Central (4202), US Survey Feet.
Date: ___ / ___ / ___
- DRC Meeting [Final Plat, Preliminary Plat & Master Plat]:** Staff reviews submitted plat and plans with applicants. Written comments to be provided to applicant(s) at this meeting.
Date: ___ / ___ / ___
- Planning and Zoning Work Session [Final Plat, Preliminary Plat & Master Plat]:** The plans are reviewed and discussed by the Planning & Zoning Commission.
Date: ___ / ___ / ___

- Plat Changes and Corrections [Final Plat, Preliminary Plat & Master Plat]:** Based on staff review, changes and corrections will be reviewed with the applicant or representative. Revised plans must be submitted in **ELECTRONIC (E.G. PDF) FORMAT** the Tuesday prior to the Planning & Zoning Commission public hearing.
Date: ___ / ___ / ___
- Planning and Zoning Meeting [Final Plat, Preliminary Plat & Master Plat]:** Revised plans and staff reports are sent to the Planning & Zoning Commission for consideration.
Date: ___ / ___ / ___
1st _____
2nd _____
Vote: ___ For, ___ Against; ___ Abstaining, ___ Absent (_____).

- City Council Consideration [Final Plat, Preliminary Plat & Master Plat]:** Revised plans and staff reports are sent to the City Council for consideration.

Date: ___ / ___ / ___

1st _____

2nd _____

Vote: ___ For, ___ Against; ___ Abstaining, ___ Absent (_____).

- Proceed w/ Preliminary Plat [Master Plat]:** Applicant may submit application(s) for Preliminary Plat; or
- Submittal and Approval of Engineering Plans [Preliminary Plat]:** Final Plat application will not be accepted until full engineering plans have been submitted and approved by City Engineer. Once approved the applicant may submit application(s) for Preliminary Plat; or
- Submit Mylars for Filing with County Clerk/Submit Electronic Files [Final Plat]:** Submit mylars with appropriate signatures of owners and surveyors and submit one (1) AutoCAD .dwg, .dxf, or ESRI .shp file, and one (1) survey boundary closure report to the Planning Department.

GENERAL NOTES:



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

Phone: (972) 771-7745

Email: Planning@Rockwall.com

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

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

From: Planning & Zoning Department

Date: 7/31/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 08/03/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/14/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/14/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2018-023
Project Name: Vora Addition
Project Type: PLAT
Applicant Name: PSA ENGINEERING, LLC
Owner Name: ROCKWAY, PARTNERS LLP
Project Description:



RECEIPT

Project Number: P2018-023
Job Address: LA JOLLA POINTE DR
ROCKWALL, TX 75087

Receipt Number: B81279

Printed: 7/31/2018 9:05 am

Fee Description	Account Number	Fee Amount
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PLATTING

01-4280

\$ 305.00

Total Fees Paid:

\$ 305.00

Date Paid: 7/31/2018 12:00:00AM
Paid By: PSA ENGINEERING, LLC
Pay Method: CHECK 11649
Received By: LM

CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/14/2018

APPLICANT: Pan Sribhen P.E. of PSA Engineering

AGENDA ITEM: P2018-023; Preliminary Plat for the Vora Addition

SUMMARY:

Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a preliminary plat for a 5.65-acre tract of land identified as a portion Lots 6 & 8 and all of Lot 7, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

PRELIMINARY PLAT INFORMATION:

- ✓ The *Vora Addition* will be an office park addition composed of six (6) non-residential lots on an approximately 5.65-acre tract of land within the La Jolla Pointe Addition, Phase 2 [*i.e. a portion of Lots 6 & 8 and Lot 7*]. All six (6) lots will have primary access from La Jolla Pointe Drive and a future secondary access point from Carmel Circle. A summary of the proposed density and dimensional requirements within a Commercial (C) District is as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Front Yard Setback	15'
Minimum Side Yard Setback	10' ¹
Minimum Side Yard Setback (with fire retardant wall)	0'
Maximum Impervious Coverage	95%
Maximum Height (SUP required > 36-ft)	36'
Minimum Rear Yard Setback	10' ¹
Minimum Floor Area Ratio (FAR)	4:1
Maximum Lot Coverage	60%

NOTES:

¹: Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.

²: Maximum building height: 240 feet. Any structure over 36 feet shall require a specific use permit.

- ✓ The purpose of the *preliminary plat* is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with the comprehensive plan, the Unified Development Code, the thoroughfare plan, and the requirements of the subdivision ordinance. The proposed preliminary plat meets the intent and stated purpose for development of the site.
- ✓ The properties within in this development will be subject to the *IH-30 Overlay* (IH-30 OV) and the *Scenic Overlay* (SOV) *District* requirements.

- ✓ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *preliminary plats* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ✓ Conditional approval of this *preliminary plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *preliminary plat* for the *Vora Addition* staff would recommend the following conditions of approval:

- 1) The *preliminary plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- 2) Any construction resulting from the approval of the *preliminary 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.

City of Rockwall Project Plan Review History



Project Number P2018-023	Owner ROCKWAY, PARTNERS LLP	Applied 7/31/2018	LM
Project Name Vora Addition	Applicant PSA ENGINEERING, LLC	Approved	
Type PLAT		Closed	
Subtype PRELIMINARY		Expired	
Status Staff Review		Status	
 Site Address LA JOLLA POINTE DR		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision RICHARD HARRIS	Tract 6	Block A	Lot No 6
			Parcel No 4119-000A-0006-00-OR
			General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/31/2018	8/7/2018	7/31/2018		APPROVED	
ENGINEERING	Sarah Hager	7/31/2018	8/7/2018	7/31/2018		COMMENTS	See Comments
(7/31/2018 2:29 PM SH) - Minimum Easement is twenty (20') feet wide. - Water and sewer lines shall have a minimum of ten (10') of separation. - Water and sewer lines shall have ten (10') feet of easement on both sides of line. If both a water and sewer line run parallel, the minimum easement is thirty (30') feet. - Must have two points tie into Rockwall GPS. This will include a Northing and Easting. - Due to the height of the buildings, the firelane radii must be thirty (30') feet. - Must show the spacing between driveways. - Must have offsite sewer in an easement. - Must include offsite sewer upgrades with the development. This includes 1400LF of 10" sewer that will be upsized to 15" line per the Infrastructure study dated May 14, 2018. - Must include note 7 on sheet 2, "Property owner to be responsible for all maintenance, replacement, and repair of all drainage and detention systems." - Utilities cannot be located in the drainage and detention easement.							
FIRE	Ariana Hargrove	7/31/2018	8/7/2018	8/6/2018	6	COMMENTS	see comment
(8/6/2018 2:09 PM AA) Fire lanes shall have: -For buildings less than 30-feet and less than 3 stories in height: a. 20-feet (inside) for turns less than or equal to 90 degrees b. 25-feet (inside) for turns greater than 90 degrees - A turning radius of 30-feet for buildings 30-feet or above in height and/or 3 or more stories in height.							
GIS	Lance Singleton	7/31/2018	8/7/2018				

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	David Gonzales	7/31/2018	8/7/2018	8/2/2018	2 COMMENTS	See comments
*****Caption*****						

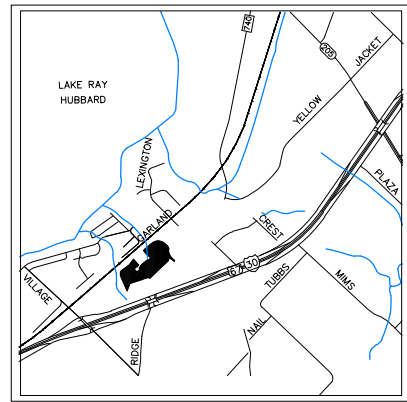
PLANNING COMMENTS - DAVID GONZALES - 08.02.2018

The following staff comments are to be addressed and resubmitted no later than Tuesday, August 21, 2018. Please provide two FOLDED large copies [24" X 36"] and one PDF version for a subsequent review by staff:

1. The preliminary plat shall conform to all requirements stipulated by the Sec. 38-8, of Chapter 38 Subdivision Regulations, of the Unified Development Code.
2. The preliminary plat shall conform to all standards and requirements of the Planning, Engineering and Fire Departments.
3. A treescape plan for the entire development shall be submitted and approved prior to the issuance of any grading permits. See comments associated with each individual site plan that is running concurrently with this submittal.
4. The overall mitigation balance due is based on the treescape plan provided for each site. The credit balance is being applied to each sites mitigation total for an overall mitigation balance due. See site plan for detail on how the mitigation balance can be satisfied according to the treescape ordinance. Approval of a final treescape plan will be required at final plat.
5. Tie at least two (2) corners to city monumentation.
6. Provide a label indicating "Case No. P2017-068" on the lower right corner on all pages of the revised preliminary plat submittal [24" x 36' with proper scaling].
7. Submittal and approval of civil engineering plans prior to submittal of final plat.
8. Lot Block numbers are identified by number only; remove "R" from all lots.
9. Relabel each lot as follows:
 Lot 1, Block A, Vora Addition
 Proposed Use - Hotel, Office Bld, Medical Office (remove AVID label)
 Lots Square Footage (i.e. 37, 145 SF or appropriate for each lot) [Remove labels: building height, sq ft of buildings, etc. for each lot] These should be generic in nature.
10. Provide Topo using 2-ft contours - light gray scale.
11. Delineate and label all easements (see engineering mark-ups).
12. Relabel all Firelane/Access as "24-ft Firelane, Public Accesss, Drainage & Utility Easement" as appropriate for each segment.
13. Is there to be a firelane in front of Lot 4? If so, please label as appropriate and/or hatch areas designated as firelane/access.

Please be sure that you and/or you representative are present for the following meetings. All meeting are held in the City's Council Chambers. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Planning - Regular Meeting: August 14, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)						
City Council - Regular Meeting: August 20, 2018 (Tuesday at 6:00 p.m.) [City Council to take action]						



VICINITY MAP
N.T.S. (Not To Scale)

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS (Owner) DFW HOSPITALITY OF ROCKWALL, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: LOT PART OF LOT 6, LOT 7 AND LOT 8 BLOCK A, LA JOLLA POINTE ADDITION PHASE 2 (REPLAT)

METES & BOUNDS DESCRIPTION ; TRACT 1

BEING a 5.650 acres tract of land situated in the W. Blevins Survey, Abstract Number 9, Rockwall County, Texas, and being part of Lot 6, Block A, of La Jolla Pointe, Phase 2, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet F, Pages 255-256, Plat Records, Rockwall County, Texas, and being part of Lot 7, and part of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas according to the Replat thereof recorded in Cabinet G, Page 131, Plat Records, Rockwall County, Texas, being more particularly described by metes and bounds as follows (bearings and distances for this survey are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) (US Foot) with no combined scale factor;

BEGINNING at 1/2" iron rod found at the North corner of the La Jolla Pointe drive, said an about 10 feet to the Right-of-Way of La Jolla Pointe, also at the corner between La Jolla Pointe and Ridge Road (FM 740);

- THENCE** S 31°12'10" W, a distance of 13.75 feet to "X" mark found for corner;
- THENCE** N 58°11'12" W, a distance of 158.91 feet to a iron rod found for corner;
- THENCE** S 32°11'55" W, a distance of 55.22 feet to a iron rod found for corner;
- THENCE** S 47°01'34" E a distance of 20.98 feet to "X" mark found for corner;
- THENCE** S 45°56'25" W, a distance of 598.48 feet to a iron rod set for corner;
- THENCE** N 51°57'04" W, a distance of 193.56 feet to a 1/2" iron rod set for corner;
- THENCE** N 45°43'57" E, a distance of 432.51 feet to a 1/2" iron rod set for corner;
- THENCE** N 15°42'21" W, a distance of 23.86 feet to a 1/2" iron rod set for corner;
- THENCE** N 04°42'27" W, a distance of 20.34 feet to a 1/2" iron rod set for corner;
- THENCE** N 11°22'09" E, a distance of 53.85 feet to a 1/2" iron rod set for corner;
- THENCE** N 01°05'05" E, a distance of 40.00 feet to a 1/2" iron rod set for corner;
- THENCE** N 09°41'28" W, a distance of 40.00 feet to a 1/2" iron rod set for corner;
- THENCE** N 26°41'14" W, a distance of 47.84 feet to a 1/2" iron rod set for corner;
- THENCE** N 12°43'00" E, a distance of 15.83 feet to a 1/2" iron rod set for corner;
- THENCE** N 21°17'43" E, a distance of 27.31 feet to a 1/2" iron rod set for corner;
- THENCE** N 40°33'34" E, a distance of 34.80 feet to a 1/2" iron rod set for corner;
- THENCE** N 11°56'60" E, a distance of 29.32 feet to a 1/2" iron rod set for corner;
- THENCE** N 40°28'13" W, a distance of 48.17 feet to a 1/2" iron rod set for corner;
- THENCE** S 49°31'48" W, a distance of 43.78 feet to a 1/2" iron rod set for corner;
- THENCE** S 66°18'19" W, a distance of 35.00 feet to a 1/2" iron rod set for corner;
- THENCE** N 26°14'15" W, a distance of 163.07 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 84°00'11"E, and a Chord distance of 332.27 feet with a delta of 75°56'56", a curve radius of 270 feet and a curve length of 357.90 feet and a Tangent of 210.75 feet to a point;

THENCE S 46°01'43" E, a distance of 51.15 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 21°17'55"E, and a Chord distance of 142.24 feet with a delta of 49°27'35", a curve radius of 170 feet and a curve length of 146.75 feet and a Tangent of 78.30 feet to a point, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 21°15'50"E, and a Chord distance of 192.33 feet with a delta of 49°21'15", a curve radius of 230.33 feet and a curve length of 198.41 feet and a Tangent of 105.83 feet to a 1/2" iron rod found;

THENCE S 46°03'21" E, a distance of 127.65 feet to a 1/2" iron rod found for corner, and also being a point of the **Beginning and containing 246,114 square feet or 5.650 acres of land more or less.**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as the LA JOLLA POINTE ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LA JOLLA POINTE ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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 exactions made herein.

Shailesh Vora, MD
Managing Partner

LINE TABLE-TRACT 1		
LINE	LENGTH	BEARING
L1	13.75'	S31°12'10"W
L2	55.31'	S32°40'18"W
L3	20.98'	S47°01'34"E
L4	23.86'	N15°42'21"W
L5	20.34'	N04°42'27"W
L6	53.85'	N11°22'09"E
L7	40.00'	N01°05'05"E
L8	40.00'	N09°41'28"W
L9	47.84'	N26°41'14"W
L10	15.83'	N12°43'00"E
L11	27.31'	N21°17'43"E
L12	34.80'	N40°33'34"E
L13	29.32'	N11°56'59"E
L14	48.17'	N40°28'13"W
L15	43.78'	S49°31'48"W
L16	35.00'	S66°18'19"W
L2R	09.34'	S65°41'29"W

CURVE TABLE						
CURVE	DELTA	R	T	L	CH	CHD
C1	28°04'52"	125.00'	31.26'	61.26'	S46°11'32"W	60.65'
C2	14°17'35"	100.00'	12.54'	24.95'	S53°05'13"W	24.88'
C3	18°58'54"	100.00'	16.75'	33.19'	S36°25'50"W	33.04'
C4	16°57'40"	55.86'	8.58'	17.03'	S35°39'11"W	16.96'
C5	82°06'35"	54.00'	47.03'	77.39'	S86°59'39"W	70.93'
C6	70°18'45"	30.00'	21.13'	36.82'	N10°46'58"E	34.55'
C7	83°17'26"	55.00'	48.91'	79.95'	N17°16'18"E	73.10'
C8	06°46'28"	100.00'	5.92'	11.82'	N62°18'16"E	11.82'
C9	65°19'60"	20.00'	12.82'	22.81'	S33°01'30"W	21.59'
C10	25°41'09"	262.42'	59.83'	117.64'	S12°26'04"E	116.66'
C11	122°31'16"	20.00'	36.47'	42.77'	S86°35'16"E	35.07'
C12	89°59'55"	20.00'	30.00'	47.12'	N89°03'37"W	42.43'
C13	90°00'00"	20.00'	30.00'	47.12'	N00°56'21"E	42.43'
C14	70°18'45"	54.00'	38.03'	66.27'	N10°46'58"E	62.19'
C15	83°17'26"	31.00'	27.57'	45.07'	N17°16'18"E	41.20'
C16	06°46'28"	76.00'	4.50'	8.99'	N62°18'16"E	8.98'
C17	109°16'56"	20.00'	28.19'	38.15'	S59°40'03"E	32.62'
C18	26°29'18"	286.28'	67.38'	132.35'	S18°16'05"E	131.17'
C19	66°26'39"	30.00'	19.65'	34.79'	S01°42'36"W	32.87'
C20	44°14'20"	101.00'	22.67'	44.60'	S47°34'57"W	44.24'
C21	14°11'24"	124.90'	15.55'	30.93'	S53°05'13"W	30.85'
C22	82°06'35"	30.00'	26.13'	42.99'	S86°59'39"W	39.41'
C23	97°53'25"	30.00'	34.44'	51.26'	N03°00'22"W	45.25'
C24	90°00'00"	20.00'	30.00'	47.12'	S89°03'39"E	42.43'
C25	90°00'00"	20.00'	30.00'	47.12'	S00°56'21"W	42.43'
C26	90°00'00"	31.00'	31.00'	47.70'	S06°05'30"E	42.84'
C27	20°00'31"	74.00'	13.05'	25.84'	S41°05'14"E	25.71'
C28	83°13'32"	30.00'	26.65'	43.58'	S72°41'44"E	39.85'
C29	90°00'00"	30.00'	30.00'	47.12'	N1°35'02"E	42.43'
C30	20°00'32"	50.00'	8.82'	17.46'	N41°05'14"W	17.37'
C31	90°00'00"	55.00'	55.00'	85.39'	N06°05'30"W	77.78'
C31	90°00'00"	55.00'	55.00'	85.39'	N06°05'30"W	77.78'
C1R	11°13'30"	62.00'	06.09'	12.15'	N45°28'45"W	12.13'
C2R	20°00'32"	62.00'	10.94'	21.65'	S41°05'14"E	21.54'
C3R	08°47'02"	62.00'	4.76'	9.51'	N35°28'29"W	9.50'
C4R	06°46'28"	76.00'	4.50'	9.00'	N62°18'16"E	9.00'

OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
2402 PATHWAY ELDORADO,
AR, 71730

PREPARED BY:
ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

**STATE OF TEXAS
COUNTY OF ROCKWALL**

Before me, the undersigned authority, on this day personally appeared Shailesh Vora, MD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, PANSAK SRIBHEN, 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.

PANSAK SRIBHEN,
Registered Public Surveyor No.3576

**STATE OF TEXAS
COUNTY OF ROCKWALL**

Before me, the undersigned authority, on this day personally appeared PANSAK SRIBHEN, 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: _____

GENERAL NOTES:

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of

Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall

City Secretary

City Engineer

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

PRELIMINARY PLAT
VORA ADDITION
FOR
DFW HOSPITALITY OF ROCKWALL LLC
5.650 ACRES
PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
JULY 30, 2018

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/20/2018

APPLICANT: Pan Sribhen P.E. of PSA Engineering

AGENDA ITEM: P2018-023; Preliminary Plat for the Vora Addition

SUMMARY:

Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a preliminary plat for a 5.65-acre tract of land identified as a portion Lots 6 & 8 and all of Lot 7, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

PRELIMINARY PLAT INFORMATION:

- ✓ The *Vora Addition* will be an office park addition composed of six (6) non-residential lots on an approximately 5.65-acre tract of land within the La Jolla Pointe Addition, Phase 2 [*i.e. a portion of Lots 6 & 8 and Lot 7*]. All six (6) lots will have primary access from La Jolla Pointe Drive and a future secondary access point from Carmel Circle. A summary of the proposed density and dimensional requirements within a Commercial (C) District is as follows:

Table 1: Density and Dimensional Requirements

<i>Minimum Lot Width</i>	60'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	10,000 SF
<i>Minimum Front Yard Setback</i>	15'
<i>Minimum Side Yard Setback</i>	10' ¹
<i>Minimum Side Yard Setback (with fire retardant wall)</i>	0'
<i>Maximum Impervious Coverage</i>	95%
<i>Maximum Height (SUP required > 36-ft)</i>	36'
<i>Minimum Rear Yard Setback</i>	10' ¹
<i>Minimum Floor Area Ratio (FAR)</i>	4:1
<i>Maximum Lot Coverage</i>	60%

NOTES:

¹: Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.

²: Maximum building height: 240 feet. Any structure over 36 feet shall require a specific use permit.

- ✓ The purpose of the *preliminary plat* is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with the comprehensive plan, the Unified Development Code, the thoroughfare plan, and the requirements of the subdivision ordinance. The proposed preliminary plat meets the intent and stated purpose for development of the site.
- ✓ The properties within in this development will be subject to the *IH-30 Overlay* (IH-30 OV) and the *Scenic Overlay* (SOV) *District* requirements.

- ✓ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *preliminary plats* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ✓ Conditional approval of this *preliminary plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *preliminary plat* for the *Vora Addition* staff would recommend the following conditions of approval:

- 1) The *preliminary plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- 2) Any construction resulting from the approval of the *preliminary 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 RECOMMENDATION:

On August 14, 2018, the Planning and Zoning Commission's motion to recommend approval of the preliminary plat with staff conditions passed by a vote of 6 to 0 with Commissioner Fishman absent.



P2018-023 - VORA ADDITION
PRELIMINARY PLAT - LOCATION MAP = [icon]

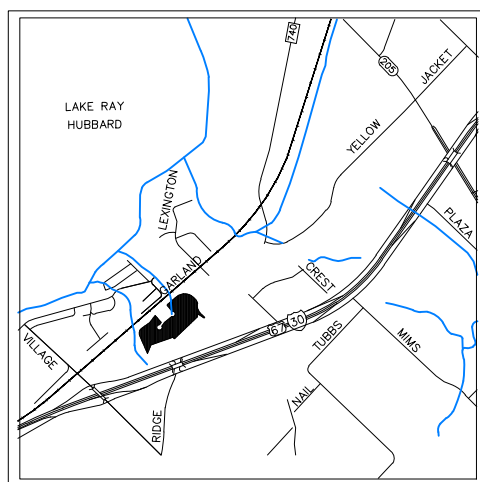


City of Rockwall

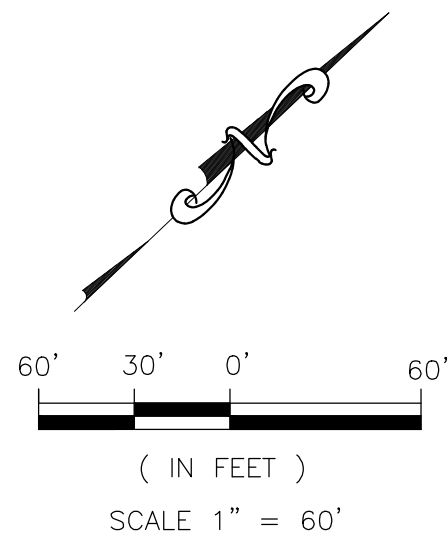
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



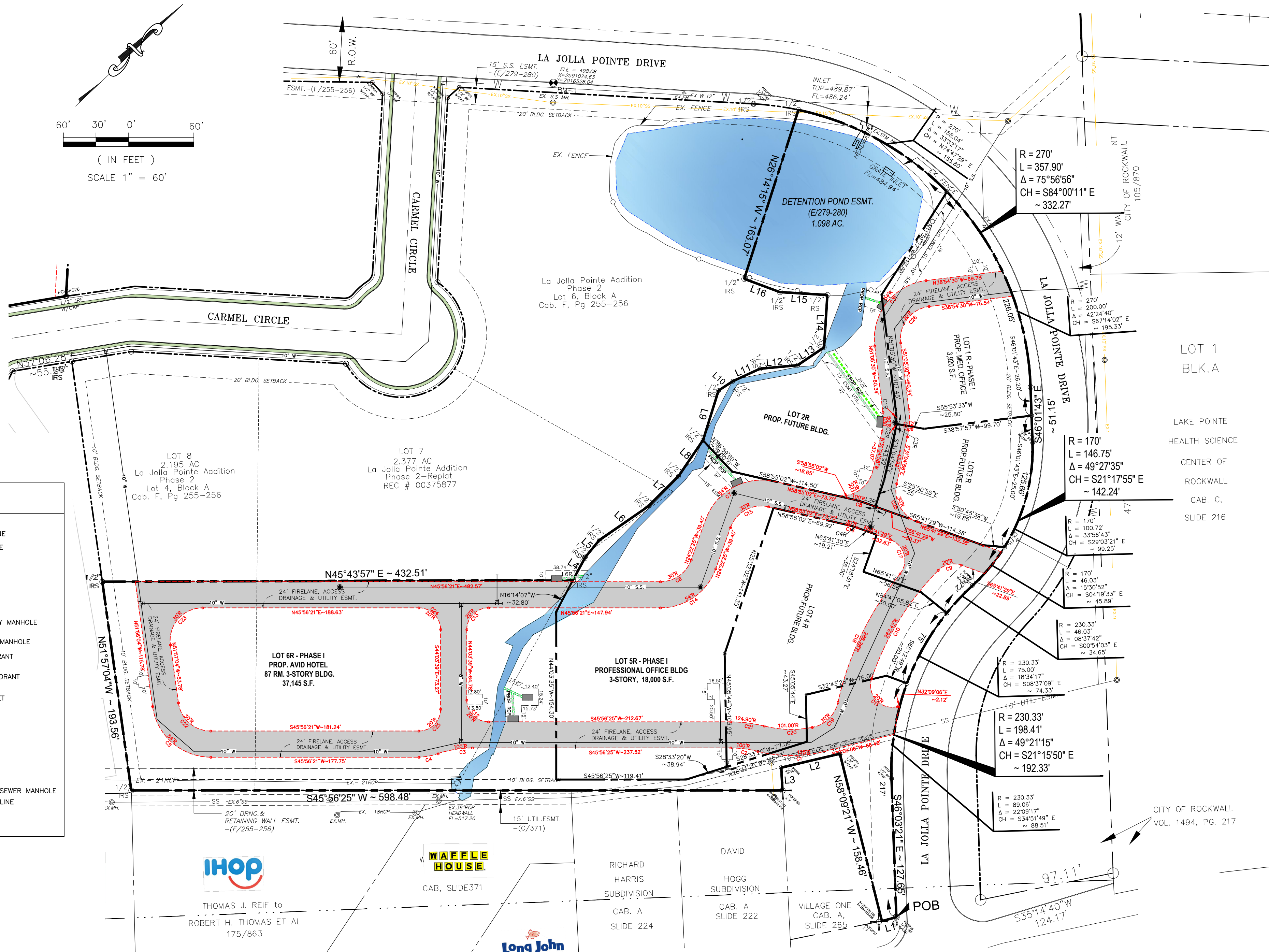


VICINITY MAP
N.T.S.



LEGEND

- PROPOSED WTR. LINE
- PROPOSED S.S. LINE
- PROPERTY LINE
- EASEMENT LINE
- STORM SEWER LINE
- 1/2" IRF/IR
- PROPOSED SANITARY MANHOLE
- EX.MH.
- EX.FH.
- PROPOSED FIRE HYDRANT
- INDICATE CURB INLET
- S.S.
- IRF.
- IRS.
- UTIL.
- ESMT.
- EX.
- W.
- EX.MH.
- B.L.
- R.O.B.



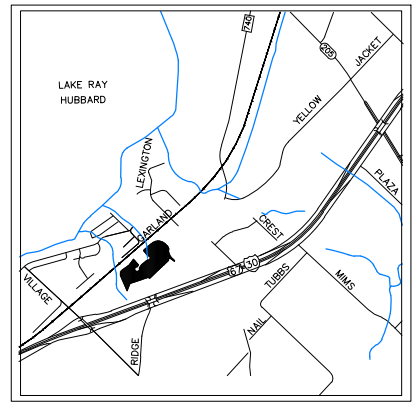
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
RIDGE ROAD (FM 740)

PRELIMINARY PLAT
VORA ADDITION
FOR
DFW HOSPITALITY OF ROCKWALL LLC
5.650 ACRES
PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
JULY 30, 2018
SHEET 1 OF 2

PREPARED BY:
ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
2402 PATHWAY,
ELDORADO, AR, 71730

2/20/2018 11:00 AM C:\PROJECTS\2018\2018-07-27_VORA_P2\PRELIMINARY PLAT.dwg, 1/20/2018 11:34 AM, DWG TO PLOT, ARCH, 11/20/2018 11:34 AM, 11/20/2018



VICINITY MAP
N.T.S. (Not To Scale)

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS (Owner) DFW HOSPITALITY OF ROCKWALL, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: LOT PART OF LOT 6, LOT 7 AND LOT 8 BLOCK A, LA JOLLA POINTE ADDITION PHASE 2 (REPLAT)

METES & BOUNDS DESCRIPTION ; TRACT 1

BEING a 5.650 acres tract of land situated in the W. Blevins Survey, Abstract Number 9, Rockwall County, Texas, and being part of Lot 6, Block A, of La Jolla Pointe, Phase 2, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet F, Pages 255-256, Plat Records, Rockwall County, Texas, and being part of Lot 7, and part of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas according to the Replat thereof recorded in Cabinet G, Page 131, Plat Records, Rockwall County, Texas, being more particularly described by metes and bounds as follows (bearings and distances for this survey are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) (US Foot) with no combined scale factor;

BEGINNING at 1/2" iron rod found at the North corner of the La Jolla Pointe drive, said an about 10 feet to the Right-of-Way of La Jolla Pointe, also at the corner between La Jolla Pointe and Ridge Road (FM 740);

- THENCE S 31°12'10" W, a distance of 13.75 feet to "X" mark found for corner;
- THENCE N 58°11'12" W, a distance of 158.91 feet to a iron rod found for corner;
- THENCE S 32°11'55" W, a distance of 55.22 feet to a iron rod found for corner;
- THENCE S 47°01'34" E a distance of 20.98 feet to "X" mark found for corner;
- THENCE S 45°56'25" W, a distance of 598.48 feet to a iron rod set for corner;
- THENCE N 51°57'04" W, a distance of 193.56 feet to a 1/2" iron rod set for corner;
- THENCE N 45°43'57" E, a distance of 432.51 feet to a 1/2" iron rod set for corner;
- THENCE N 15°42'21" W, a distance of 23.86 feet to a 1/2" iron rod set for corner;
- THENCE N 04°42'27" W, a distance of 20.34 feet to a 1/2" iron rod set for corner;
- THENCE N 11°22'09" E, a distance of 53.85 feet to a 1/2" iron rod set for corner;
- THENCE N 01°05'05" E, a distance of 40.00 feet to a 1/2" iron rod set for corner;
- THENCE N 09°41'28" W, a distance of 40.00 feet to a 1/2" iron rod set for corner;
- THENCE N 26°41'14" W, a distance of 47.84 feet to a 1/2" iron rod set for corner;
- THENCE N 12°43'00" E, a distance of 15.83 feet to a 1/2" iron rod set for corner;
- THENCE N 21°17'43" E, a distance of 27.31 feet to a 1/2" iron rod set for corner;
- THENCE N 40°33'34" E, a distance of 34.80 feet to a 1/2" iron rod set for corner;
- THENCE N 11°56'60" E, a distance of 29.32 feet to a 1/2" iron rod set for corner;
- THENCE N 40°28'13" W, a distance of 48.17 feet to a 1/2" iron rod set for corner;
- THENCE S 49°31'48" W, a distance of 43.78 feet to a 1/2" iron rod set for corner;
- THENCE S 66°18'19" W, a distance of 35.00 feet to a 1/2" iron rod set for corner;

THENCE N 26°14'15" W, a distance of 163.07 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 84°00'11"E, and a Chord distance of 332.27 feet with a delta of 75°56'56", a curve radius of 270 feet and a curve length of 357.90 feet and a Tangent of 210.75 feet to a point;

THENCE S 46°01'43" E, a distance of 51.15 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 21°17'55"E, and a Chord distance of 142.24 feet with a delta of 49°27'35", a curve radius of 170 feet and a curve length of 146.75 feet and a Tangent of 78.30 feet to a point, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 21°15'50"E, and a Chord distance of 192.33 feet with a delta of 49°21'15", a curve radius of 230.33 feet and a curve length of 198.41 feet and a Tangent of 105.83 feet to a 1/2" iron rod found;

THENCE S 46°03'21" E, a distance of 127.65 feet to a 1/2" iron rod found for corner, and also being a point of the Beginning and containing 246,114 square feet or 5.650 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as the LA JOLLA POINTE ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LA JOLLA POINTE ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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 exactions made herein.

Shailesh Vora, MD
Managing Partner

LINE	LENGTH	BEARING
L1	13.75'	S31°12'10"W
L2	55.31'	S32°40'18"W
L3	20.98'	S47°01'34"E
L4	23.86'	N15°42'21"W
L5	20.34'	N04°42'27"W
L6	53.85'	N11°22'09"E
L7	40.00'	N01°05'05"E
L8	40.00'	N09°41'28"W
L9	47.84'	N26°41'14"W
L10	15.83'	N12°43'00"E
L11	27.31'	N21°17'43"E
L12	34.80'	N40°33'34"E
L13	29.32'	N11°56'59"E
L14	48.17'	N40°28'13"W
L15	43.78'	S49°31'48"W
L16	35.00'	S66°18'19"W
L2R	09.34'	S65°41'29"W

CURVE	DELTA	R	T	L	CH	CHD
C1	28°04'52"	125.00'	31.26'	61.26'	S46°11'32"W	60.65'
C2	14°17'35"	100.00'	12.54'	24.95'	S53°05'13"W	24.88'
C3	18°58'54"	100.00'	16.75'	33.19'	S36°25'50"W	33.04'
C4	16°57'40"	55.86'	8.58'	17.03'	S35°39'11"W	16.96'
C5	82°06'35"	54.00'	47.03'	77.39'	S86°59'39"W	70.93'
C6	70°18'45"	30.00'	21.13'	36.82'	N10°46'58"E	34.55'
C7	83°17'26"	55.00'	48.91'	79.95'	N17°16'18"E	73.10'
C8	06°46'28"	100.00'	5.92'	11.82'	N62°18'16"E	11.82'
C9	65°19'60"	20.00'	12.82'	22.81'	S33°01'30"W	21.59'
C10	25°41'09"	262.42'	59.83'	117.64'	S12°26'04"E	116.66'
C11	122°31'16"	20.00'	36.47'	42.77'	S86°35'16"E	35.07'
C12	89°59'55"	20.00'	30.00'	47.12'	N89°03'37"W	42.43'
C13	90°00'00"	20.00'	30.00'	47.12'	N00°56'21"E	42.43'
C14	70°18'45"	54.00'	38.03'	66.27'	N10°46'58"E	62.19'
C15	83°17'26"	31.00'	27.57'	45.07'	N17°16'18"E	41.20'
C16	06°46'28"	76.00'	4.50'	8.99'	N62°18'16"E	8.98'
C17	109°16'56"	20.00'	28.19'	38.15'	S59°40'03"E	32.62'
C18	26°29'18"	286.28'	67.38'	132.35'	S18°16'05"E	131.17'
C19	66°26'39"	30.00'	19.65'	34.79'	S01°42'36"W	32.87'
C20	44°14'20"	101.00'	22.67'	44.60'	S47°34'57"W	44.24'
C21	14°11'24"	124.90'	15.55'	30.93'	S53°05'13"W	30.85'
C22	82°06'35"	30.00'	26.13'	42.99'	S86°59'39"W	39.41'
C23	97°53'25"	30.00'	34.44'	51.26'	N03°00'22"W	45.25'
C24	90°00'00"	20.00'	30.00'	47.12'	S89°03'39"E	42.43'
C25	90°00'00"	20.00'	30.00'	47.12'	S00°56'21"W	42.43'
C26	90°00'00"	31.00'	31.00'	47.70'	S06°05'30"E	42.84'
C27	20°00'31"	74.00'	13.05'	25.84'	S41°05'14"E	25.71'
C28	83°13'32"	30.00'	26.65'	43.58'	S72°41'44"E	39.85'
C29	90°00'00"	30.00'	30.00'	47.12'	N1°35'02"E	42.43'
C30	20°00'32"	50.00'	8.82'	17.46'	N41°05'14"W	17.37'
C31	90°00'00"	55.00'	55.00'	85.39'	N06°05'30"W	77.78'
C31	90°00'00"	55.00'	55.00'	85.39'	N06°05'30"W	77.78'
C1R	11°13'30"	62.00'	06.09'	12.15'	N45°28'45"W	12.13'
C2R	20°00'32"	62.00'	10.94'	21.65'	S41°05'14"E	21.54'
C3R	08°47'02"	62.00'	4.76'	9.51'	N35°28'29"W	9.50'
C4R	06°46'28"	76.00'	4.50'	9.00'	N62°18'16"E	9.00'

OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
2402 PATHWAY ELDORADO,
AR, 71730

PREPARED BY:
ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Shailesh Vora, MD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, PANSAK SRIBHEN, 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.

PANSAK SRIBHEN,
Registered Public Surveyor No.3576

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared PANSAK SRIBHEN, 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:

GENERAL NOTES:

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of

Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall

City Secretary

City Engineer

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PRELIMINARY PLAT
VORA ADDITION
FOR
DFW HOSPITALITY OF ROCKWALL LLC
5.650 ACRES
PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
JULY 30, 2018



September 12, 2018

ATTN: PANN SRIBHEN
PSA ENGINEERING, LLC
17819 DAVENPORT ROAD, SUITE 215
Dallas, TX 75252

RE: PRELIMINARY PLAT (P2018-023), Vora Addition

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 08/20/2018. The following is a record of all recommendations, voting records and conditions of approval:

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the preliminary plat for the Vora Addition staff would recommend the following conditions of approval:

- 1) The preliminary plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;*
- 2) Any construction resulting from the approval of the preliminary 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 RECOMMENDATION:

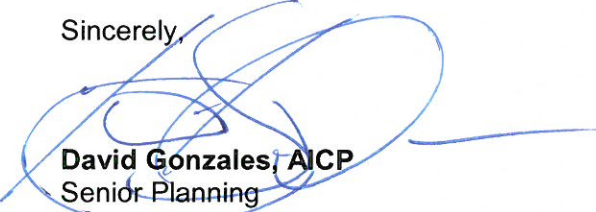
On August 14, 2018, the Planning and Zoning Commission's motion to recommend approval of the preliminary plat with staff conditions passed by a vote of 6 to 0 with Commissioner Fishman absent.

CITY COUNCIL:

On August 20, 2018, the City Council's motion to approve the preliminary plat with staff conditions passed by a vote of 7 to 0.

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

Sincerely,


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