



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # p2020-009 P&Z DATE 02/25/20 CC DATE 03/26/20 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 checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

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

**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> **49882**
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

#### Site Plan Application Fees:

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

#### Zoning Application Fees:

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

#### Other Application Fees:

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

#### Notes:

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

### PROPERTY INFORMATION [PLEASE PRINT]

Address **La Jolla Pointe Drive**

Subdivision **La Jolla Pointe Addition**

Lot **6, 7 & 20** Block **A**

General Location **La Jolla Point Drive and Carmel Circle**

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

Current Zoning **C**

Current Use **Vacant**

Proposed Zoning **NA**

Proposed Use **Commercial**

Acreage **9.941**

Lots [Current] **3**

Lots [Proposed] **2**

**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 **Rockway Partners, LLP**

Applicant **Vasquez Engineering, L.L.C.**

Contact Person **John Hammerbeck & Tony Scalise**

Contact Person **Juan J. Vasquez**

Address **9071 E. Vassar Drive**

Address **1919 S. Shiloh Road**

**Suite 440**

City, State & Zip **Denver, CO 80231**

City, State & Zip **Garland, TX 75042**

Phone **303.283.6961; 214.236.6362**

Phone **972.278.2948**

E-Mail **john@elevel.com; tscalise8443@yahoo.com**

E-Mail **jvasquez@vasquezengineering.com**

### NOTARY VERIFICATION [REQUIRED]

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

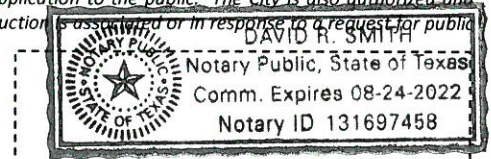
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the **19** day of **FEBRUARY**, 20**20**. By 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 **19<sup>th</sup>** day of **FEBRUARY**, 20**20**.

Owner's Signature \*

*Anthony Scalise*  
*David R. Smith*

Notary Public in and for the State of Texas



My Commission Expires **08/24/2022**



**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)

<p><b>Plotting Application Fees:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Master Plat (\$100.00 + \$15.00/Acre)</li> <li><input type="checkbox"/> Preliminary Plat (\$200.00 + \$15.00/Acre)</li> <li><input type="checkbox"/> Final Plat (\$300.00 + \$10.00/Acre)</li> <li><input type="checkbox"/> Replat (\$500.00 + \$20.00/Acre)</li> <li><input type="checkbox"/> Amending or Minor Plat (\$150.00)</li> <li><input type="checkbox"/> Plat Reinstatement Request (\$100.00)</li> </ul> <p><b>Site Plan Application Fees:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Site Plan (\$250.00 + \$20.00/Acre)</li> <li><input type="checkbox"/> Amended Site Plan/Revisions/Landscaping Plan (\$100.00)</li> </ul>	<p><b>Zoning Application Fees:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Zoning Change (\$200.00 + \$15.00/Acre)</li> <li><input type="checkbox"/> Specific Use Permit (\$300.00 + \$15.00/Acre)</li> <li><input type="checkbox"/> PD Development Plans (\$200.00 + \$15.00/Acre)</li> </ul> <p><b>Other Application Fees:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Teas Removal (\$75.00)</li> <li><input type="checkbox"/> Variance Request (\$100.00)</li> </ul> <p><b>Note:</b>        In determining the fee, please use the exact acreage when not following by the per acre amount. For non-lots or less than one acre, round up to one (1) acre.</p>
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**PROPERTY INFORMATION (PLEASE PRINT)**

Address: **La Jolla Pointe Drive**  
 Subdivision: **La Jolla Pointe Addition** Lot **6, 7 & 20** Block **A**  
 General Location: **La Jolla Point Drive and Carmel Circle**

**ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)**

Current Zoning: **C** Current Use: **Vacant**  
 Proposed Zoning: **NA** Proposed Use: **Commercial**  
 Acreage: **9.941** Lots [Current]: **3** Lots [Proposed]: **2**

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB 2022 the City no longer has flexibility with regard to its approval process, and failure to obtain any of City's requirements by the date provided on the Development Calendar will result in the denial of your case.

**OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)**

<input type="checkbox"/> Owner	<b>AKSHAR 10, LLC</b>	<input checked="" type="checkbox"/> Applicant	<b>Vasquez Engineering, L.L.C.</b>
Contact Person	<b>DR VORA</b>	Contact Person	<b>Juan J. Vasquez</b>
Address	<b>2400 Parkway</b>	Address	<b>1910 S. Shiloh Road</b>
City, State & Zip	<b>2508 Sam Schul RD El Dorado, AR 71730 Southlake, Texas</b>	City, State & Zip	<b>Suite 440 Garland, TX 75042</b>
Phone	<b>817-760-7692</b>	Phone	<b>972-278-2948</b>
E-Mail		E-Mail	<b>jvasquez@vasquezengineering.com</b>

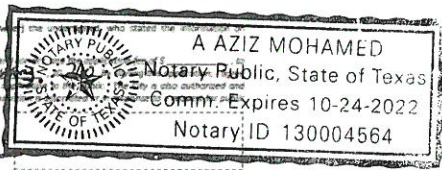
**NOTARY VERIFICATION (REQUIRED)**

Before me, the undersigned authority, on this day personally appeared **Shailash Vora**, known to me to be the person whose name is subscribed to the foregoing application, and acknowledged to me that he executed the foregoing application for the purposes and content herein stated.

I hereby certify that I am the owner for the purpose of this application, all information submitted herein is true and correct to the best of my knowledge, and I have read the application, and I have been paid to the City of Rockwall on this the **17** day of **Feb**, 20**20**.

Given under my hand and seal of office on this the **17** day of **Feb**, 20**20**.

Owner's Signature: *Shailash Vora*  
 Notary Public in and for the State of Texas: *Aziz Mohamed*  
 My Commission Expires: **10-24-2022**





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

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

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

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

From: Planning & Zoning Department

Date: 2/20/2020

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

**Project Number:** P2020-009  
**Project Name:** Lots 20R-21R, Block A of La Jolla Pointe Addition  
**Project Type:** PLAT  
**Applicant Name:** Juan J. Vasquez  
**Owner Name:** John Hammerbeck  
**Project Description:**



# RECEIPT

Project Number: P2020-009

Job Address:

,

Receipt Number: B88279

Printed: 2/20/2020 8:47 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$498.82

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**Total Fees Paid:**

**\$498.82**

Date Paid: 2/20/2020 12:00:00AM

Paid By: Juan J. Vasquez

Pay Method: CHECK 6208

Received By: AG

Polyline Report

Mon Feb 17 08:50:40 2020

Northing	Easting	Bearing	Distance
8976.687	3758.032		
9151.805	3964.656	N 49°43'05" E	270.850
Radius: 270.000 Chord: 364.131 Degree: 21°13'14" Dir: Right Length: 399.621 Delta: 84°48'08" Tangent: 246.553 Chord BRG: S 87°52'51" E Rad-In: S 40°16'55" E Rad-Out: S 44°31'13" W Radius Point: 8945.830,4139.224			
9138.340	4328.538		
9102.476	4365.008	S 45°28'47" E	51.150
Radius: 170.000 Chord: 142.232 Degree: 33°42'12" Dir: Right Length: 146.746 Delta: 49°27'30" Tangent: 78.296 Chord BRG: S 20°45'02" E Rad-In: S 44°31'13" W Rad-Out: N 86°01'17" W Radius Point: 8981.265,4245.810			
8969.470	4415.400		
Radius: 230.000 Chord: 192.432 Degree: 24°54'40" Dir: Left Length: 198.538 Delta: 49°27'30" Tangent: 105.930 Chord BRG: S 20°45'02" E Rad-In: S 86°01'17" E Rad-Out: N 44°31'13" E Radius Point: 8953.512,4644.846			
8789.521	4483.579		
8700.116	4574.494	S 45°28'47" E	127.510
8686.043	4565.785	S 31°45'06" W	16.550
8773.226	4432.842	N 56°44'36" W	158.980
8727.091	4403.175	S 32°44'34" W	54.850
8712.598	4418.368	S 46°20'58" E	20.997
8300.514	3984.287	S 46°29'21" W	598.531
8296.492	3980.319	S 44°36'44" W	5.650
8534.502	3662.454	N 53°10'30" W	397.098
8592.860	3706.602	N 37°06'28" E	73.176
8720.721	3857.468	N 49°43'05" E	197.760
Radius: 58.000 Chord: 112.628 Degree: 98°47'09" Dir: Left Length: 210.251 Delta: 207°41'54" Tangent: 235.263 Chord BRG: N 04°43'02" E Rad-In: N 18°33'59" E Rad-Out: S 09°07'55" E Radius Point: 8775.703,3875.935			
8832.968	3866.730		
8962.595	3756.869	N 40°16'55" W	169.920
8976.687	3758.032	N 04°43'05" E	14.140

Closure Error Distance> 0.00000  
 Total Distance> 3112.319  
 Polyline Area: 433012 sq ft, 9.9406 acres



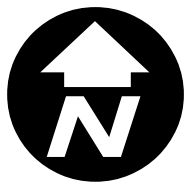
P2020-009 LOTS 22 AND 22R,  
 BLOCK A, LA JOLLA POINTE  
 PLAT - LOCATION MAP = [icon]



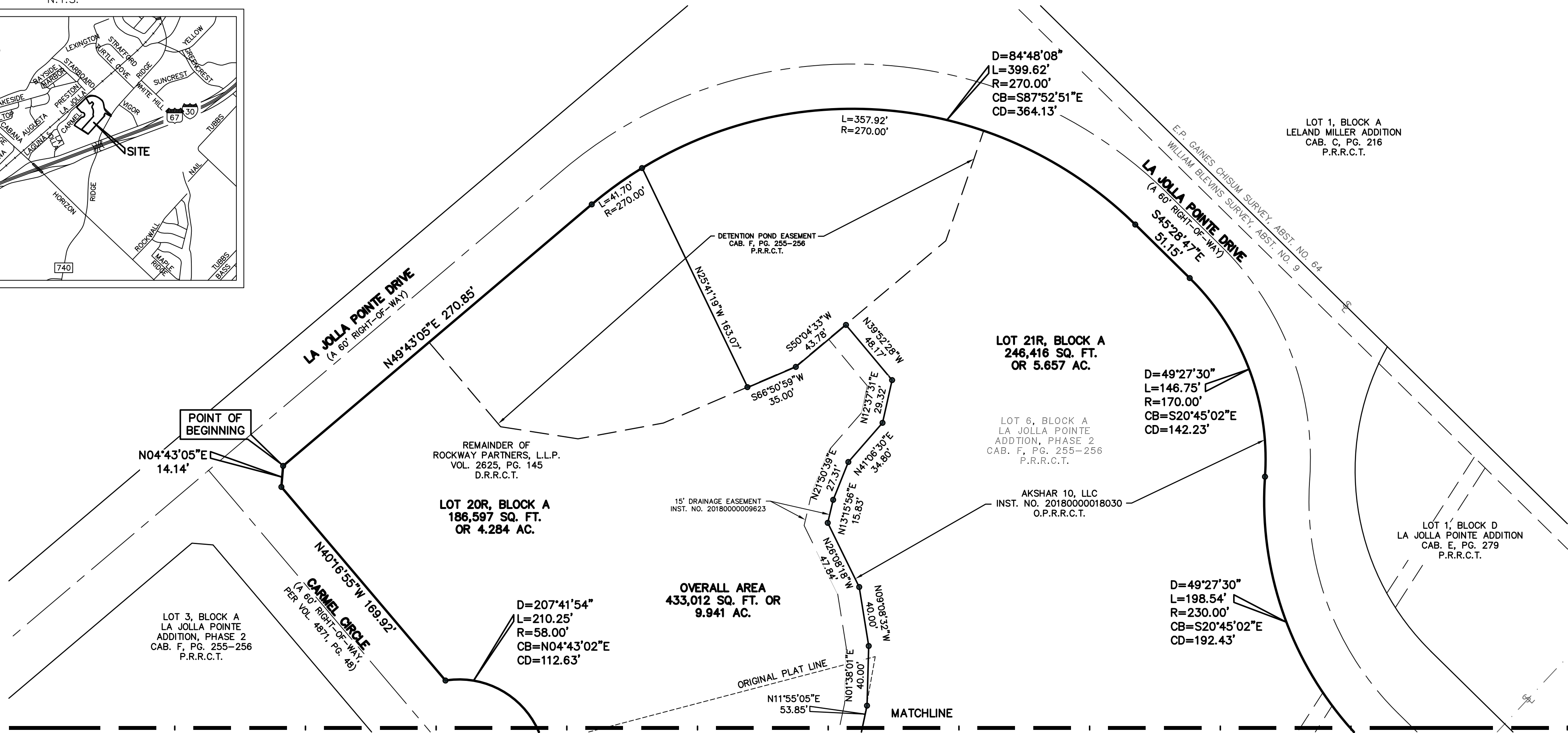
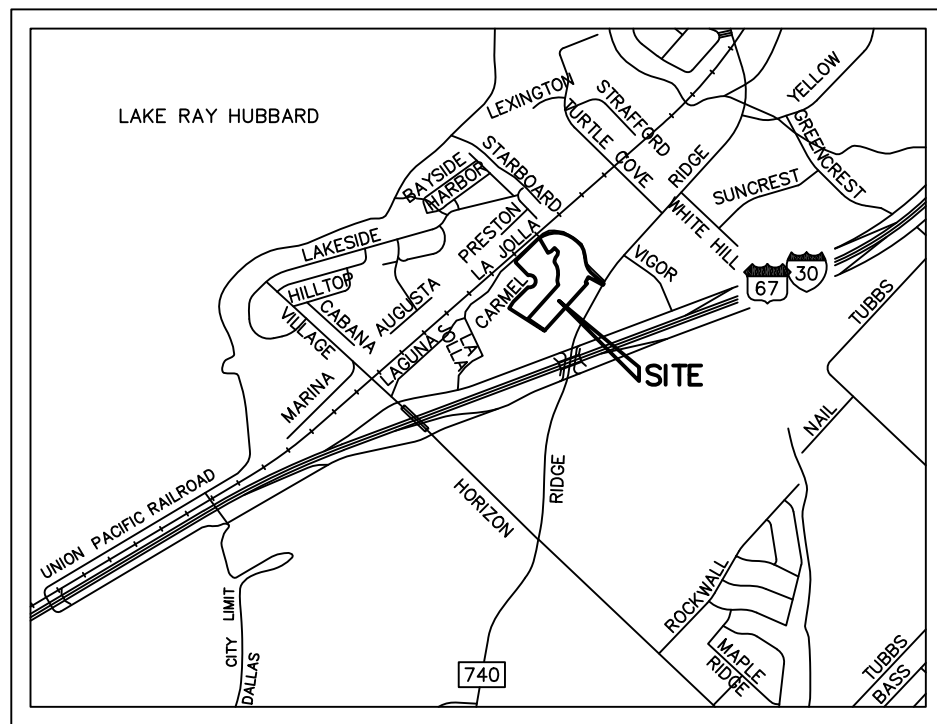
# City of Rockwall

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.



LOT 1, BLOCK A  
LELAND MILLER ADDITION  
CAB. C, PG. 216  
P.R.R.C.T.

LOT 21R, BLOCK A  
246,416 SQ. FT.  
OR 5.657 AC.

LOT 6, BLOCK A  
LA JOLLA POINTE  
ADDITION, PHASE 2  
CAB. F, PG. 255-256  
P.R.R.C.T.

AKSHAR 10, LLC  
INST. NO. 2018000018030  
O.P.R.R.C.T.

REMAINDER OF  
ROCKWAY PARTNERS, L.L.P.  
VOL. 2625, PG. 145  
D.R.R.C.T.

LOT 20R, BLOCK A  
186,597 SQ. FT.  
OR 4.284 AC.

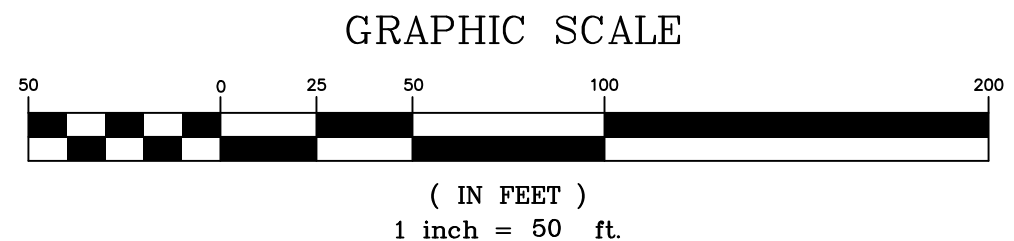
OVERALL AREA  
433,012 SQ. FT. OR  
9.941 AC.

LOT 3, BLOCK A  
LA JOLLA POINTE  
ADDITION, PHASE 2  
CAB. F, PG. 255-256  
P.R.R.C.T.

LOT 1, BLOCK D  
LA JOLLA POINTE ADDITION  
CAB. E, PG. 279  
P.R.R.C.T.

**CONVAYANCE PLAT**  
**LA JOLLA POINTE ADDITION**  
**LOTS 20R-21R, BLOCK A**  
BEING 2 LOTS ON 9.941 ACRES OF LAND IN THE  
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9  
BEING A REPLAT OF LOT 6, BLOCK A,  
LA JOLLA POINTE ADDITION, PHASE 2  
CABINET F, PAGE 255-256  
AND LOT 7, BLOCK A,  
LA JOLLA POINTE ADDITION, PHASE 2  
CABINET G, PAGE 131-132  
AND LOT 20, BLOCK A  
LA JOLLA POINTE ADDITION  
INSTRUMENT NUMBER 20180000018728  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
FEBRUARY 2020

PRELIMINARY-FOR REVIEW ONLY 02/17/2020



OWNER (LOT 21R):  
AKSHAR 10, LLC  
2402 PATHWAY  
EL DORADO, AR 71730  
CONTACT: DR. VORA

OWNER (LOT 20R):  
ROCKWAY PARTNERS, LLP  
9071 E VASSAR DRIVE  
DENVER, CO 80231  
CONTACT: JOHN HAMMERBECK

ENGINEER:  
VASQUEZ ENGINEERING, L.L.C.  
1919 S. SHILOH ROAD  
SUITE 440, LB 44  
GARLAND, TEXAS 75042  
972-278-2948 TELE  
972-271-1383 FAX  
CONTACT: JUAN J. VASQUEZ, P.E.

CASE NO. P2020-

JOB NO.:	17-0919FP
DATE:	02/13/2020
REV:	
SCALE:	1" = 50'
DRAWN:	T.R.M.

**PEISER & MANKIN SURVEYING, LLC**  
[www.peisersurveying.com](http://www.peisersurveying.com)

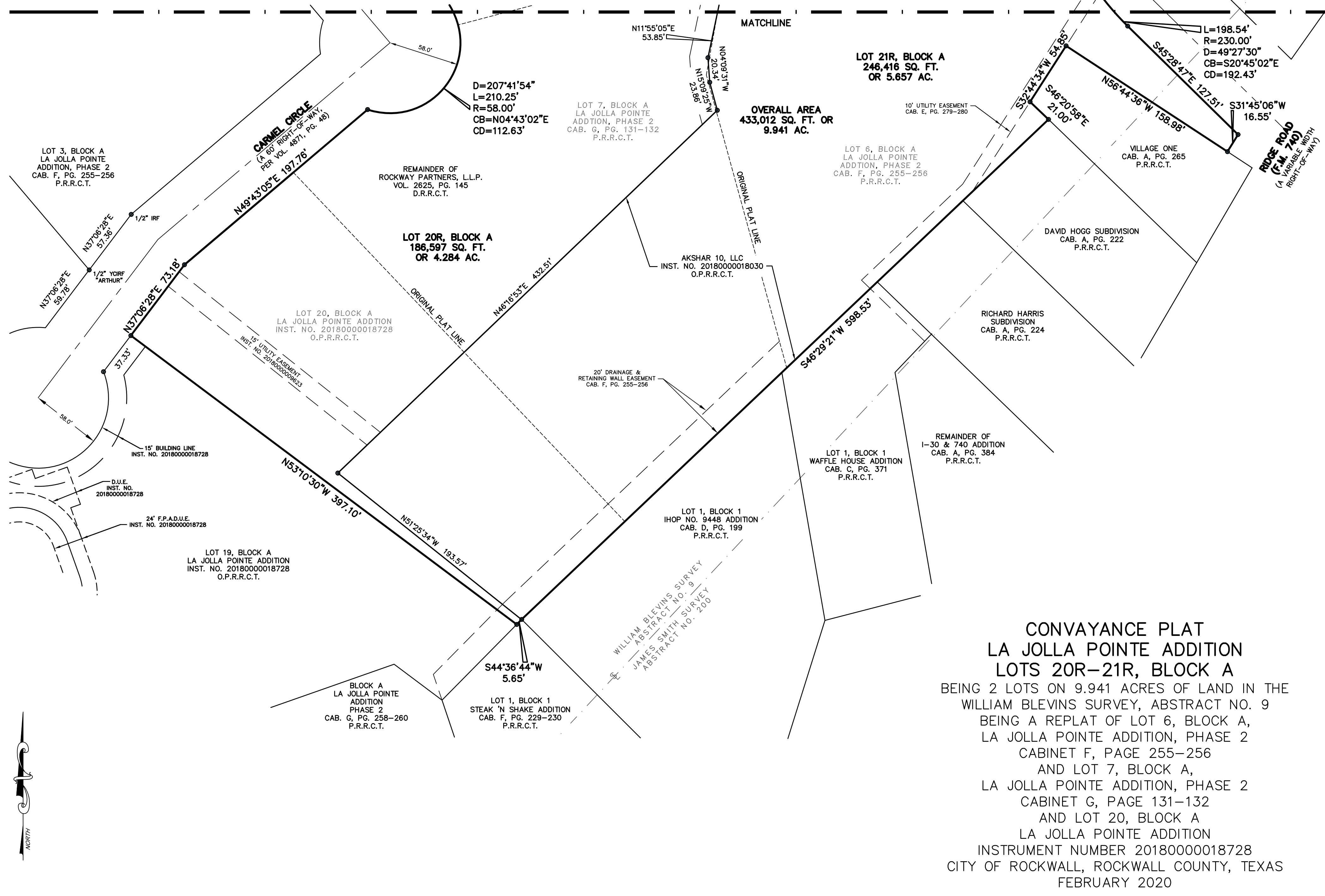
1604 HART STREET  
SOUTH LAKE, TEXAS 76092  
817-481-1806 (O)

COMMERCIAL  
RESIDENTIAL  
BOUNDARIES  
TOPOGRAPHY  
MORTGAGE

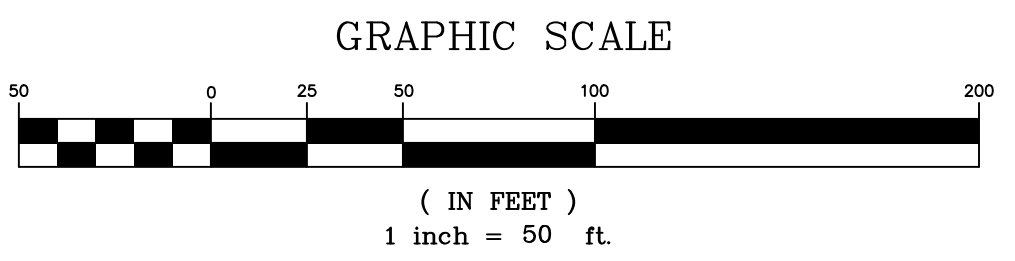
Texas Society of Professional Surveyors  
Member Since 1977

SHEET	1
	OF
	3





**CONVAYANCE PLAT**  
**LA JOLLA POINTE ADDITION**  
**LOTS 20R-21R, BLOCK A**  
 BEING 2 LOTS ON 9.941 ACRES OF LAND IN THE  
 WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9  
 BEING A REPLAT OF LOT 6, BLOCK A,  
 LA JOLLA POINTE ADDITION, PHASE 2  
 CABINET F, PAGE 255-256  
 AND LOT 7, BLOCK A,  
 LA JOLLA POINTE ADDITION, PHASE 2  
 CABINET G, PAGE 131-132  
 AND LOT 20, BLOCK A  
 LA JOLLA POINTE ADDITION  
 INSTRUMENT NUMBER 20180000018728  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 FEBRUARY 2020



PRELIMINARY-FOR REVIEW ONLY 02/13/2020

OWNER (LOT 21R):  
 AKSHAR 10, LLC  
 2402 PATHWAY  
 EL DORADO, AR 71730  
 CONTACT: DR. VORA

OWNER (LOT 20R):  
 ROCKWAY PARTNERS, LLP  
 9071 E VASSAR DRIVE  
 DENVER, CO 80231  
 CONTACT: JOHN HAMMERBECK

ENGINEER:  
 VASQUEZ ENGINEERING, L.L.C.  
 1919 S. SHILOH ROAD  
 SUITE 440, LB 44  
 GARLAND, TEXAS 75042  
 972-278-2948 TELE  
 972-271-1383 FAX  
 CONTACT: JUAN J. VASQUEZ, P.E.

CASE NO. P2020-

JOB NO.: 17-0919CP	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> <a href="http://www.peisersurveying.com">www.peisersurveying.com</a>		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
DATE: 02/13/2020				
REV:				
SCALE: 1" = 50'		1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	tmanank@peisersurveying.com	FIRM No. 100999-00
DRAWN: T.R.M.				

SHEET  
2  
OF  
3

OWNER'S CERTIFICATION

WHEREAS AKSHAR 10, LLC. AND ROCKWAY PARTNERS, LLP, are the sole owners of a tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the William Blevins Survey, Abstract No. 9, and the James Smith Survey, Abstract No. 200 in the City of Rockwall, Rockwall County, Texas, and being all of that certain tract of land to Akshar 10, LLC, by deed recorded in Instrument Number 2018000018030, Official Public Records, Rockwall County, Texas, and being the remainder of that certain tract of land conveyed to Rockway Partners, LLP, by deed recorded in Volume 2625, Page 145, Deed Records, Rockwall County, Texas, and being all of Lot 20, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2018000018728, Official Public Records, Rockwall County, Texas, and being all of Lot 6, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 255-256, Plat Records, Rockwall County, Texas, and being all of Lot 7, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131-132, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for the most northerly northeast corner of said Lot 6, same being the north end of a corner clip in the intersection of La Jolla Pointe Drive (60 foot right-of-way) and Carmel Circle (60 foot right-of-way);

THENCE along the common line of said Lot 6 and said La Jolla Pointe Drive as follows: North 49 deg. 43 min. 05 sec. East, a distance of 270.85 feet to a point for the beginning of a curve to the right, having a radius of 270.00 feet and a delta angle of 84 deg. 48 min. 08 sec.; Along said curve to the right, an arc distance of 399.62 feet and a chord bearing and distance of South 87 deg. 52 min. 51 sec. East, 364.13 feet to a point for angle point; South 45 deg. 28 min. 47 sec. East, a distance of 51.15 feet to a point for the beginning of a curve to the right, having a radius of 170.00 feet and a delta angle of 49 deg. 27 min. 30 sec.; Along said curve to the right, an arc distance of 146.75 feet and a chord bearing and distance of South 20 deg. 45 min. 02 sec. East, 142.23 feet to a point for the beginning of a reverse curve to the left, having a radius of 230.00 feet and a delta angle of 49 deg. 27 min. 30 sec.; Along said reverse curve to the left, an arc distance of 198.54 feet and a chord bearing and distance of South 20 deg. 45 min. 02 sec. East, 192.43 feet to a point for angle point; South 45 deg. 28 min. 47 sec. East, a distance of 127.51 feet to a point for the most easterly corner of said Lot 6, same being in the intersection of said La Jolla Pointe Drive and Ridge Road (FM 740) (variable width right-of-way);

THENCE South 31 deg. 45 min. 06 sec. West, along the common line of said Lot 6 and said Ridge Road, a distance of 16.55 feet to a point for corner, same being in the northeasterly line of Village One, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 265, Plat Records, Rockwall County, Texas;

THENCE along the common line of said Lot 6 and said Village One as follows: North 56 deg. 44 min. 36 sec. West, a distance of 158.98 feet to a point for internal corner, same being the north corner of said Village One; South 32 deg. 44 min. 34 sec. West, a distance of 54.85 feet to a point for internal corner, same being the west corner of said Village One; South 46 deg. 20 min. 58 sec. East, a distance of 21.00 feet to a point for corner, same being the norther corner of David Hogg Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 222, Plat Records, Rockwall County, Texas;

THENCE South 46 deg. 29 min. 21 sec. West, along the common line of said Lot 6 and said David Hogg Subdivision, passing the west corner of said David Hogg Subdivision, same being the north corner of Richard Harris Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 224, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 6 and said Richard Harris Subdivision, passing the west corner of said Richard Harris Subdivision, same being the north corner of Lot 1, Block 1, Waffle House Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 371, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 6 and said Lot 1, Block 1, Waffle House Addition, passing the south corner of said Lot 6, same being the southeast corner of aforesaid Lot 7, and continuing along the common line of said Lot 7 and said Lot 1, Block 1, Waffle House Addition, passing the northwest corner of said Lot 1, Block 1, Waffle House Addition, same being the north corner of Lot 1, Block 1, IHOP No. 9448 Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Page 199, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 7 and said Lot 1, Block 1, IHOP No. 9448 Addition, passing the south corner of said Lot 7, same being the east corner of aforesaid Lot 20, and continuing along the common line of said Lot 20 and said Lot 1, Block 1, IHOP No. 9448 Addition, a total distance of 598.53 feet to a point for corner, same being the west corner of said Lot 1, Block 1, IHOP No. 9448 Addition, same being the north corner of Lot 1, Block 1, Steak 'N Shake Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 229-230, Plat Records, Rockwall County, Texas;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 20 and said Lot 1, Block 1, Steak 'N Shake Addition, a distance of 5.65 feet to a point for the south corner of said Lot 20, same being the most easterly corner of Lot 19, said Block A, La Jolla Pointe Addition (Instrument Number 2018000018728);

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 20 and said Lot 19, a distance of 397.10 feet to a point for the most westerly corner of said Lot 20, same being the most northerly corner of said Lot 19, same being in the southerly right-of-way line of aforesaid Carmel Circle (60 foot right-of-way);

THENCE along the common line of said Lot 20 and said Carmel Circle as follows: North 37 deg. 06 min. 28 sec. East, a distance of 73.18 feet to a point for angle point; North 49 deg. 43 min. 05 sec. East, passing the most northerly corner of said Lot 20, same being the most westerly corner of aforesaid Lot 7, and continuing along the common line of said Lot 7 and said Carmel Drive, a total distance of 197.76 feet to a point for the beginning of a non-tangent curve to the left, having a radius of 58.00 feet and a delta angle of 207 deg. 41 min. 54 sec.;

THENCE along said non-tangent curve to the left, and along the common line of said Lot 7 and said Carmel Drive, passing a northerly corner of said Lot 7, same being a southwest corner of aforesaid Lot 6, and continuing along the common line of said Lot 6 and said Carmel Circle, a total arc distance of 210.25 feet and a chord bearing and distance of North 04 deg. 43 min. 02 sec. East, 112.63 feet to a point for corner;

THENCE North 40 deg. 16 min. 55 sec. West, continuing along the common line of said Lot 6 and said Carmel Circle, a distance of 169.92 feet to a point for the most westerly6 northwest corner of said Lot 6, same being the south end of aforesaid corner clip in the intersection of La Jolla Pointe Drive and Carmel Circle;

THENCE North 04 deg. 43 min. 05 sec. East, along the common line of said Lot 6 and said corner clip, a distance of 14.14 feet to the POINT OF BEGINNING and containing 433,012 square feet or 9.941 acres of computed land, more or less.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:~~  
STATE OF TEXAS~~  
COUNTY OF ROCKWALL~~

I the undersigned owner of the land shown on this plat, and designated herein as the **LA JOLLA POINTE ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **LA JOLLA POINTE 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, 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. All detention and drainage systems to be maintained, repaired, and replaced by property owner.
7. 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.
8. Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

AKSHAR 10, LLC

BY: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC in and for the STATE OF TEXAS

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ROCKWAY PARTNERS, LLP

By: JOHN HAMMERBECK

STATE OF COLORADO:  
COUNTY OF \_\_\_\_\_:  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared John Hammerbeck, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

**PRELIMINARY-FOR REVIEW ONLY 02/17/2020**

\_\_\_\_\_  
Timothy R. Mankin Date  
Registered Professional Land Surveyor, No. 6122

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
Planning & Zoning Commission, Chairman 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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary City Engineer

**CONVAYANCE PLAT  
LA JOLLA POINTE ADDITION  
LOTS 20R-21R, BLOCK A  
BEING 2 LOTS ON 9.941 ACRES OF LAND IN THE  
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9  
BEING A REPLAT OF LOT 6, BLOCK A,  
LA JOLLA POINTE ADDITION, PHASE 2  
CABINET F, PAGE 255-256  
AND LOT 7, BLOCK A,  
LA JOLLA POINTE ADDITION, PHASE 2  
CABINET G, PAGE 131-132  
AND LOT 20, BLOCK A  
LA JOLLA POINTE ADDITION  
INSTRUMENT NUMBER 2018000018728  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
FEBRUARY 2020**

CASE NO. P2020-

JOB NO.: 17-0919FP	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> <b>www.peisersurveying.com</b>		SHEET
DATE: 02/13/2020			
REV:	 1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	3
SCALE: 1" = 50'			
DRAWN: T.R.M.	tmanakin@peisersurveying.com FIRM No. 100999-00 <b>Member Since 1977</b>		3

OWNER (LOT 21R):  
AKSHAR 10, LLC  
2402 PATHWAY  
EL DORADO, AR 71730  
CONTACT: DR. VORA

ENGINEER:  
VASQUEZ ENGINEERING, L.L.C.  
1919 S. SHILOH ROAD  
SUITE 440, LB 44  
GARLAND, TEXAS 75042  
972-278-2948 TELE  
972-271-1383 FAX  
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER (LOT 20R):  
ROCKWAY PARTNERS, LLP  
9071 E VASSAR DRIVE  
DENVER, CO 80231  
CONTACT: JOHN HAMMERBECK



# 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

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**TO:** Planning and Zoning Commission  
**DATE:** February 25, 2020  
**APPLICANT:** Juan J. Vasquez; *Vasquez Engineering, LLC*  
**CASE NUMBER:** P2020-009; *Conveyance Plat for Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2*

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### SUMMARY

Consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of John Hammerbeck and Tony Scalise of Rockway Partners, LLC for the approval of an Conveyance Plat for Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2 being a 9.941-acre tract of land identified as Lots 6, 7 & 20, 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.

### PLAT INFORMATION

- ☑ The applicant is requesting the approval of a conveyance plat that will combine Lots 6, 7, & 20, Block A, La Jolla Pointe Addition, Phase 2 into two (2) lots (*i.e. Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2*). The purpose of final plat is to convey ownership of one (1) of the parcels. Although multiple site plans and an SUP have been approved for the subject property, it should be noted that any changes to these plans resulting from changes to the lot lines approved by this conveyance plat will require these cases to be amended. Staff should note, that this is just a conveyance plat and in order to develop the property or apply for a building permit the applicant will first need to apply for a site plan, civil engineering plans, and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).
- ☑ On April 2, 2018, the City Council approved a Specific Use Permit (SUP) [*i.e. Ordinance No. 18-20*] to allow for a *Hotel* with a maximum overall height of 36-feet on the subject property. August 20, 2018, the City Council approved a preliminary plat [*i.e. P2018-023*] for the subject property, which indicated the subject property would be subdivided into six (6) lots. Additionally, in 2018 the Planning and Zoning Commission approved three (3) site plans [*i.e. SP2018-023, SP2018-024, & SP2018-024*] for the construction of a hotel, medical office building and a general office building.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for preliminary plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Conveyance Plat* for *Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2*, staff would propose the following conditions of approval:

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



# 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> **49882**
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

#### Site Plan Application Fees:

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

#### Zoning Application Fees:

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

#### Other Application Fees:

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

#### Notes:

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

### PROPERTY INFORMATION [PLEASE PRINT]

Address **La Jolla Pointe Drive**

Subdivision **La Jolla Pointe Addition**

Lot **6, 7 & 20** Block **A**

General Location **La Jolla Point Drive and Carmel Circle**

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

Current Zoning **C**

Current Use **Vacant**

Proposed Zoning **NA**

Proposed Use **Commercial**

Acreage **9.941**

Lots [Current] **3**

Lots [Proposed] **2**

**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 **Rockway Partners, LLP**

Applicant **Vasquez Engineering, L.L.C.**

Contact Person **John Hammerbeck & Tony Scalise**

Contact Person **Juan J. Vasquez**

Address **9071 E. Vassar Drive**

Address **1919 S. Shiloh Road**

**Suite 440**

City, State & Zip **Denver, CO 80231**

City, State & Zip **Garland, TX 75042**

Phone **303.283.6961; 214.236.6362**

Phone **972.278.2948**

E-Mail **john@elevel.com; tscalise8443@yahoo.com**

E-Mail **jvasquez@vasquezengineering.com**

### NOTARY VERIFICATION [REQUIRED]

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

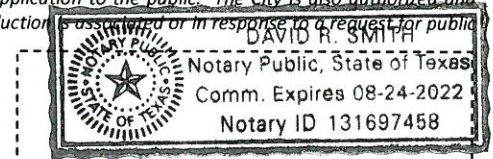
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the **19** day of **FEBRUARY**, 20 **20**. By 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 **19<sup>th</sup>** day of **FEBRUARY**, 20 **20**.

Owner's Signature \*

*Anthony Scalise*  
*David R. Smith*

Notary Public in and for the State of Texas



My Commission Expires **08/24/2022**



**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)

<p><b>Plotting Application Fees:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Master Plat (\$100.00 + \$15.00/Acre)</li> <li><input type="checkbox"/> Preliminary Plat (\$200.00 + \$15.00/Acre)</li> <li><input type="checkbox"/> Final Plat (\$300.00 + \$10.00/Acre)</li> <li><input type="checkbox"/> Replat (\$500.00 + \$20.00/Acre)</li> <li><input type="checkbox"/> Amending or Minor Plat (\$150.00)</li> <li><input type="checkbox"/> Plat Reinstatement Request (\$100.00)</li> </ul> <p><b>Site Plan Application Fees:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Site Plan (\$250.00 + \$20.00/Acre)</li> <li><input type="checkbox"/> Amended Site Plan/Revisions/Landscaping Plan (\$100.00)</li> </ul>	<p><b>Zoning Application Fees:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Zoning Change (\$200.00 + \$15.00/Acre)</li> <li><input type="checkbox"/> Specific Use Permit (\$300.00 + \$15.00/Acre)</li> <li><input type="checkbox"/> PD Development Plans (\$200.00 + \$15.00/Acre)</li> </ul> <p><b>Other Application Fees:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Tree Removal (\$75.00)</li> <li><input type="checkbox"/> Variance Request (\$100.00)</li> </ul> <p><b>Note:</b>        In determining the fee, please use the exact acreage when not following by the per acre amount. For non-acres or less than one acre, round up to one (1) acre.</p>
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**PROPERTY INFORMATION (PLEASE PRINT)**

Address: **La Jolla Pointe Drive**  
 Subdivision: **La Jolla Pointe Addition** Lot **6, 7 & 20** Block **A**  
 General Location: **La Jolla Point Drive and Carmel Circle**

**ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)**

Current Zoning: <b>C</b>	Current Use: <b>Vacant</b>
Proposed Zoning: <b>NA</b>	Proposed Use: <b>Commercial</b>
Acreage: <b>9.941</b>	Lots [Current]: <b>3</b> Lots [Proposed]: <b>2</b>

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB 2022 the City no longer has flexibility with regard to its approval process, and failure to obtain any of City's requirements by the date provided on the Development Calendar will result in the denial of your case.

**OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT)/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED**

<input type="checkbox"/> Owner: <b>AKSHAR 10, LLC</b>	<input checked="" type="checkbox"/> Applicant: <b>Vasquez Engineering, L.L.C.</b>
Contact Person: <b>DR VORA</b>	Contact Person: <b>Juan J. Vasquez</b>
Address: <b>2400 Parkway</b>	Address: <b>1910 S. Shiloh Road</b>
<b>2508 Sam Schul RD</b>	<b>Suite 440</b>
City, State & Zip: <b>El Dorado, AR 71730</b>	City, State & Zip: <b>Garland, TX 75042</b>
Phone: <b>870.760.92</b>	Phone: <b>972.278.2948</b>
E-Mail:	E-Mail: <b>jvasquez@vasquezengineering.com</b>

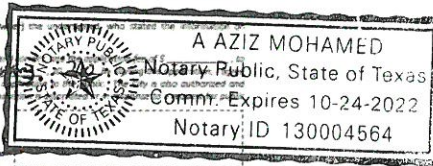
**NOTARY VERIFICATION (REQUIRED)**

Before me, the undersigned authority, on this day personally appeared **Shailash Vora** (Name) and stated that she acknowledged 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 to the best of my knowledge and belief, and I have signed this application and the information contained herein. I am also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is necessary for the purpose of this application."

Given under my hand and seal of office on this the **17** day of **Feb**, 20**20**

Owner's Signature: *Shailash Vora*  
 Notary Public in and for the State of Texas: *Aziz Mohamed*



My Commission Expires **10-24-2022**

## City of Rockwall Project Plan Review History



**Project Number** P2020-009  
**Project Name** Lots 20R-21R, Block A of La Jolla Pointe  
**Type** PLANNING  
**Subtype** FINAL  
**Status** P&Z HEARING

**Owner** John Hammerbeck  
**Applicant** Juan J. Vasquez

**Applied** 2/20/2020 AG  
**Approved**  
**Closed**  
**Expired**  
**Status** 2/20/2020 DG

**Site Address** \_\_\_\_\_ **City, State Zip** \_\_\_\_\_

**Zoning**

**Subdivision** \_\_\_\_\_ **Tract** \_\_\_\_\_ **Block** \_\_\_\_\_ **Lot No** \_\_\_\_\_ **Parcel No** \_\_\_\_\_ **General Plan** \_\_\_\_\_

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/20/2020	2/27/2020	2/20/2020		APPROVED	
ENGINEERING	Sarah Johnston	2/20/2020	2/27/2020	2/21/2020	1	APPROVED	Must meet Standards of Design
FIRE	Ariana Hargrove	2/20/2020	2/27/2020				
GIS	Lance Singleton	2/20/2020	2/27/2020				
PLANNING	David Gonzales	2/20/2020	2/27/2020	2/20/2020		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(2/20/2020 4:19 PM DG) P2020-009; Conveyance Plat for the Vora Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1						This is a request for the approval of an Conveyance Plat for Lots22 & 23, Block A, La Jolla Pointe Addition, Phase 2 being a 9.941-acre tract of land identified as Lots 6, 7 & 20, 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
I.2						For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.
M.3						For reference, include the case number (P2020-009) in the lower right-hand corner of all pages of all revised plan submittals(i.e. site plan and landscape plan).
I.4						This project is subject to all requirements stipulated by the Unified Development Code(UDC), and the General Commercial District Standards of Article V, that are applicable to the subject property.
I.5						The final/conveyance plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document
I.6						Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.
I.7						Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested
M.8						Remove the current language under General Notes on page3 (i.e. "It shall be the policy of the City of"...) and add the following language under General Notes and place on Page 1 of theplat;
1)						This Final Plat is for conveyance purposes only and not for the development of the subject property.
2)						A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
M.9						Correct Title Block to read as follows: Final Plat Being a Conveyance Plat Establishing a property boundary for Two (2) Lots Totaling9.941-Acres known as Lot 22, Block A, La Jolla Pointe Addition, Phase 2 and being 4.284-Acres and Lot 23, Block A, La Jolla Pointe Addition, Phase 2 and being 5.657-Acres



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Being a replat of Lots 6, 7, & 20, Block A, La Jolla Pointe Addition, Phase 2 City of Rockwall, Rockwall County, Texas						
M.10 Change the Lot Numbers on the plat to "Lot 22 & Lot 23", the City uses lot sequencing and not does not identify replatted lots with an "R". Additionally, change the lot numbers if they appear anywhere else on the plat (i.e. Certificate of Approval, Owners Certificate, Title Block, etc.).						
M.11 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing						
I.12 Please note the scheduled meetings for this case:						
1) Planning & Zoning Work Session meeting will be held on February 25, 2020.						
2) City Council meeting will be held on March 2, 2020.						
I.13 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.						



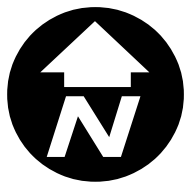
P2020-009 LOTS 22 AND 22R,  
 BLOCK A, LA JOLLA POINTE  
 PLAT - LOCATION MAP = [icon]



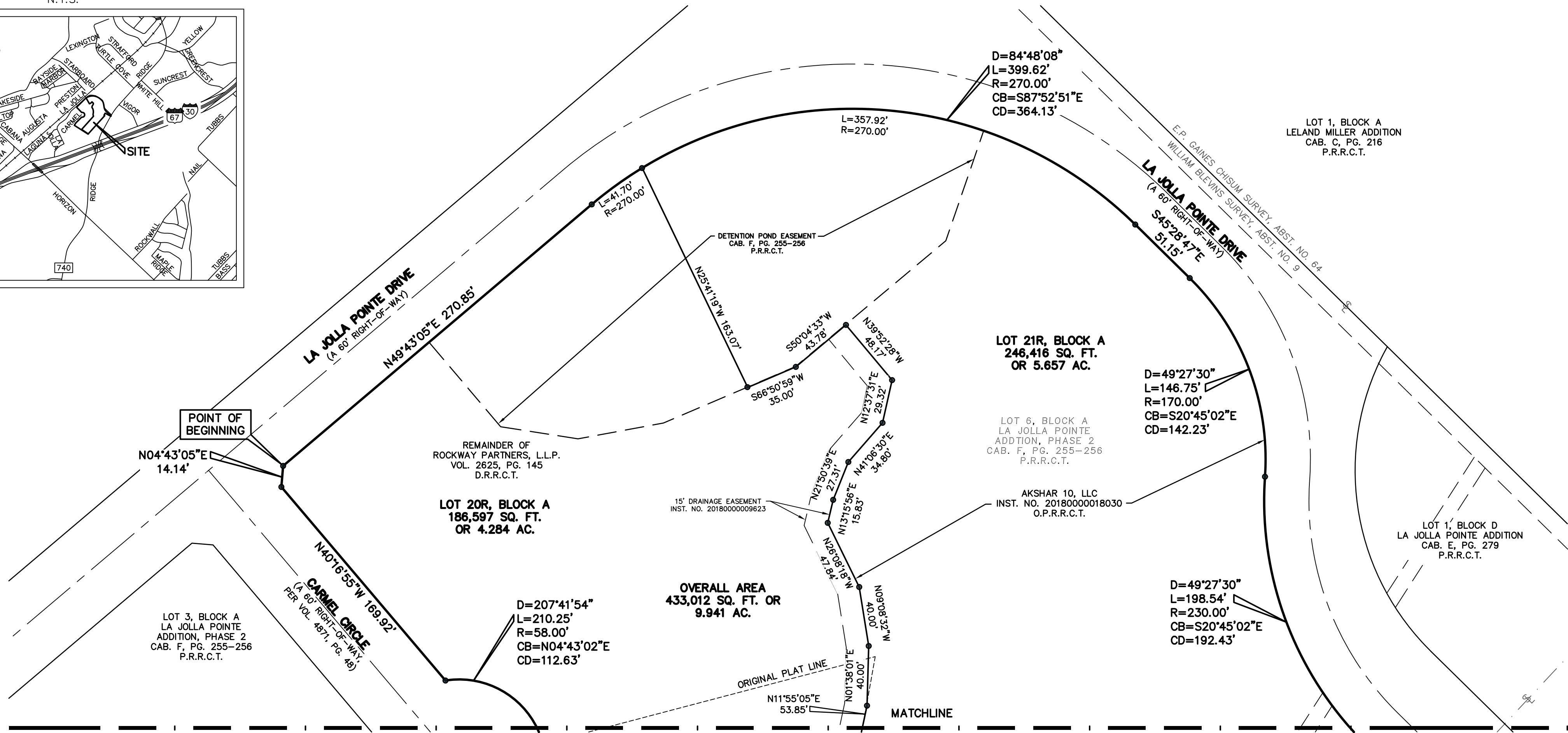
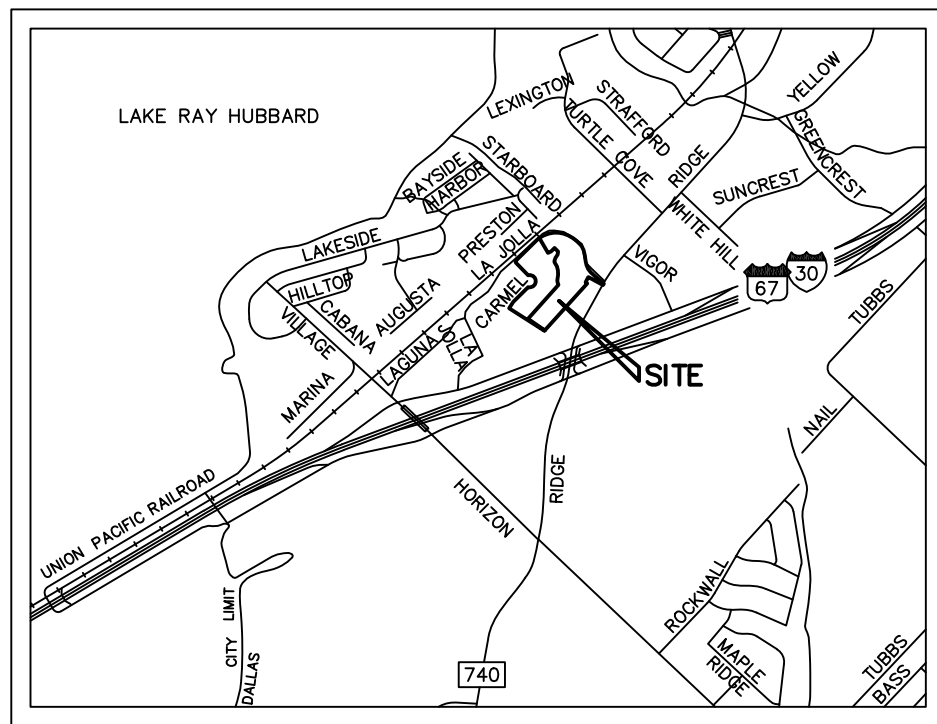
# City of Rockwall

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

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



VICINITY MAP  
N.T.S.



LOT 1, BLOCK A  
LELAND MILLER ADDITION  
CAB. C, PG. 216  
P.R.R.C.T.

LOT 21R, BLOCK A  
246,416 SQ. FT.  
OR 5.657 AC.

LOT 6, BLOCK A  
LA JOLLA POINTE  
ADDITION, PHASE 2  
CAB. F, PG. 255-256  
P.R.R.C.T.

AKSHAR 10, LLC  
INST. NO. 2018000018030  
O.P.R.R.C.T.

LOT 1, BLOCK D  
LA JOLLA POINTE ADDITION  
CAB. E, PG. 279  
P.R.R.C.T.

LOT 3, BLOCK A  
LA JOLLA POINTE  
ADDITION, PHASE 2  
CAB. F, PG. 255-256  
P.R.R.C.T.

LOT 20R, BLOCK A  
186,597 SQ. FT.  
OR 4.284 AC.

OVERALL AREA  
433,012 SQ. FT. OR  
9.941 AC.

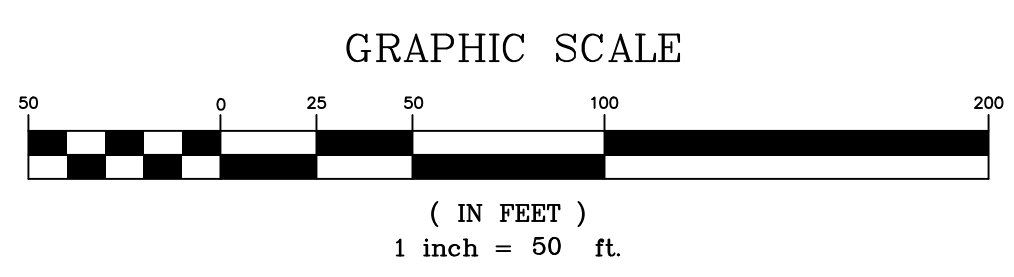
D=207'41'54"  
L=210.25'  
R=58.00'  
CB=N04'43'02"E  
CD=112.63'

D=49'27'30"  
L=146.75'  
R=170.00'  
CB=S20'45'02"E  
CD=142.23'

D=49'27'30"  
L=198.54'  
R=230.00'  
CB=S20'45'02"E  
CD=192.43'

**CONVAYANCE PLAT**  
**LA JOLLA POINTE ADDITION**  
**LOTS 20R-21R, BLOCK A**  
BEING 2 LOTS ON 9.941 ACRES OF LAND IN THE  
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9  
BEING A REPLAT OF LOT 6, BLOCK A,  
LA JOLLA POINTE ADDITION, PHASE 2  
CABINET F, PAGE 255-256  
AND LOT 7, BLOCK A,  
LA JOLLA POINTE ADDITION, PHASE 2  
CABINET G, PAGE 131-132  
AND LOT 20, BLOCK A  
LA JOLLA POINTE ADDITION  
INSTRUMENT NUMBER 20180000018728  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
FEBRUARY 2020

PRELIMINARY-FOR REVIEW ONLY 02/17/2020

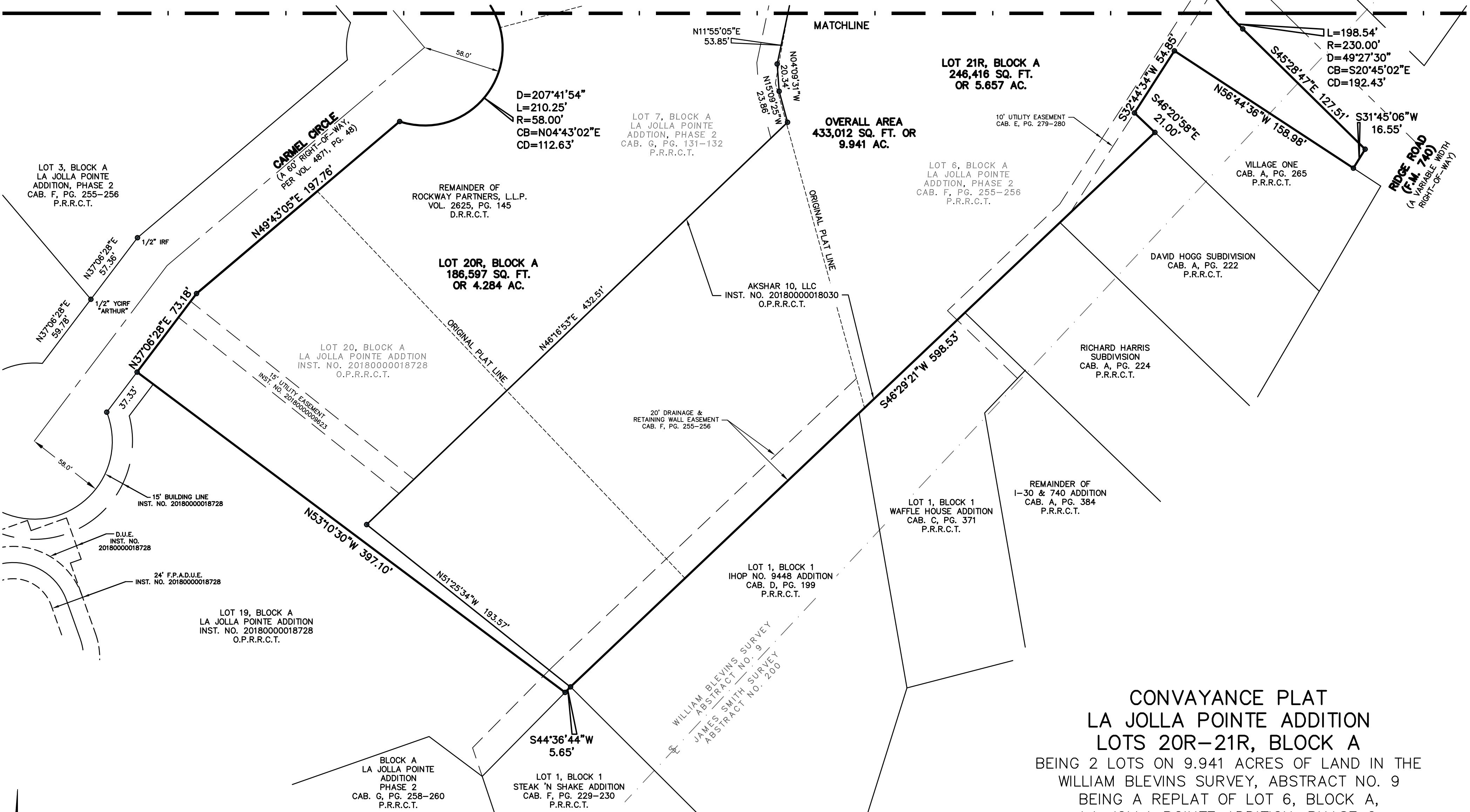


OWNER (LOT 21R):  
AKSHAR 10, LLC  
2402 PATHWAY  
EL DORADO, AR 71730  
CONTACT: DR. VORA

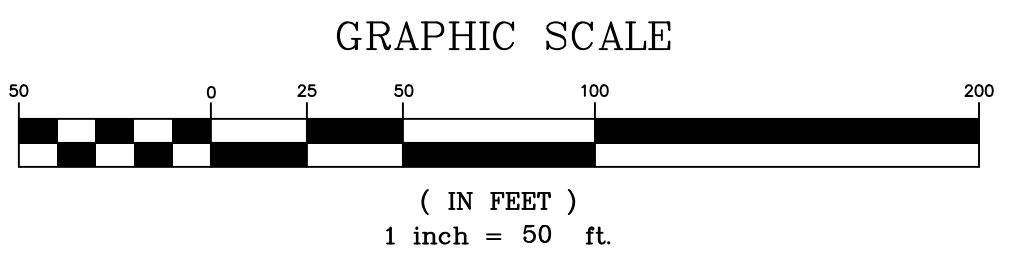
OWNER (LOT 20R):  
ROCKWAY PARTNERS, LLP  
9071 E VASSAR DRIVE  
DENVER, CO 80231  
CONTACT: JOHN HAMMERBECK

ENGINEER:  
VASQUEZ ENGINEERING, L.L.C.  
1919 S. SHILOH ROAD  
SUITE 440, LB 44  
GARLAND, TEXAS 75042  
972-278-2948 TELE  
972-271-1383 FAX  
CONTACT: JUAN J. VASQUEZ, P.E.

CASE NO. P2020-		<b>PEISER &amp; MANKIN SURVEYING, LLC</b> <a href="http://www.peisersurveying.com">www.peisersurveying.com</a>		
JOB NO.: 17-0919FP	DATE: 02/13/2020			
REV:	SCALE: 1" = 50'	DRAWN: T.R.M.	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	Member Since 1977
SHEET 1 OF 3		FIRM No. 100999-00		



**CONVAYANCE PLAT**  
**LA JOLLA POINTE ADDITION**  
**LOTS 20R-21R, BLOCK A**  
 BEING 2 LOTS ON 9.941 ACRES OF LAND IN THE  
 WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9  
 BEING A REPLAT OF LOT 6, BLOCK A,  
 LA JOLLA POINTE ADDITION, PHASE 2  
 CABINET F, PAGE 255-256  
 AND LOT 7, BLOCK A,  
 LA JOLLA POINTE ADDITION, PHASE 2  
 CABINET G, PAGE 131-132  
 AND LOT 20, BLOCK A  
 LA JOLLA POINTE ADDITION  
 INSTRUMENT NUMBER 20180000018728  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 FEBRUARY 2020



PRELIMINARY-FOR REVIEW ONLY 02/13/2020

OWNER (LOT 21R):  
 AKSHAR 10, LLC  
 2402 PATHWAY  
 EL DORADO, AR 71730  
 CONTACT: DR. VORA

OWNER (LOT 20R):  
 ROCKWAY PARTNERS, LLP  
 9071 E VASSAR DRIVE  
 DENVER, CO 80231  
 CONTACT: JOHN HAMMERBECK

ENGINEER:  
 VASQUEZ ENGINEERING, L.L.C.  
 1919 S. SHILOH ROAD  
 SUITE 440, LB 44  
 GARLAND, TEXAS 75042  
 972-278-2948 TELE  
 972-271-1383 FAX  
 CONTACT: JUAN J. VASQUEZ, P.E.

CASE NO. P2020-

JOB NO.: 17-0919CP	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> <a href="http://www.peisersurveying.com">www.peisersurveying.com</a>		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
DATE: 02/13/2020				
REV:				
SCALE: 1" = 50'	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	tman@peisersurveying.com FIRM No. 100999-00		
DRAWN: T.R.M.	SHEET			
	2			
	OF			
	3			

OWNER'S CERTIFICATION

WHEREAS AKSHAR 10, LLC. AND ROCKWAY PARTNERS, LLP, are the sole owners of a tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the William Blevins Survey, Abstract No. 9, and the James Smith Survey, Abstract No. 200 in the City of Rockwall, Rockwall County, Texas, and being all of that certain tract of land to Akshar 10, LLC, by deed recorded in Instrument Number 2018000018030, Official Public Records, Rockwall County, Texas, and being the remainder of that certain tract of land conveyed to Rockway Partners, LLP, by deed recorded in Volume 2625, Page 145, Deed Records, Rockwall County, Texas, and being all of Lot 20, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2018000018728, Official Public Records, Rockwall County, Texas, and being all of Lot 6, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 255-256, Plat Records, Rockwall County, Texas, and being all of Lot 7, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131-132, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for the most northerly northeast corner of said Lot 6, same being the north end of a corner clip in the intersection of La Jolla Pointe Drive (60 foot right-of-way) and Carmel Circle (60 foot right-of-way);

THENCE along the common line of said Lot 6 and said La Jolla Pointe Drive as follows: North 49 deg. 43 min. 05 sec. East, a distance of 270.85 feet to a point for the beginning of a curve to the right, having a radius of 270.00 feet and a delta angle of 84 deg. 48 min. 08 sec.; Along said curve to the right, an arc distance of 399.62 feet and a chord bearing and distance of South 87 deg. 52 min. 51 sec. East, 364.13 feet to a point for angle point; South 45 deg. 28 min. 47 sec. East, a distance of 51.15 feet to a point for the beginning of a curve to the right, having a radius of 170.00 feet and a delta angle of 49 deg. 27 min. 30 sec.; Along said curve to the right, an arc distance of 146.75 feet and a chord bearing and distance of South 20 deg. 45 min. 02 sec. East, 142.23 feet to a point for the beginning of a reverse curve to the left, having a radius of 230.00 feet and a delta angle of 49 deg. 27 min. 30 sec.; Along said reverse curve to the left, an arc distance of 198.54 feet and a chord bearing and distance of South 20 deg. 45 min. 02 sec. East, 192.43 feet to a point for angle point; South 45 deg. 28 min. 47 sec. East, a distance of 127.51 feet to a point for the most easterly corner of said Lot 6, same being in the intersection of said La Jolla Pointe Drive and Ridge Road (FM 740) (variable width right-of-way);

THENCE South 31 deg. 45 min. 06 sec. West, along the common line of said Lot 6 and said Ridge Road, a distance of 16.55 feet to a point for corner, same being in the northeasterly line of Village One, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 265, Plat Records, Rockwall County, Texas;

THENCE along the common line of said Lot 6 and said Village One as follows: North 56 deg. 44 min. 36 sec. West, a distance of 158.98 feet to a point for internal corner, same being the north corner of said Village One; South 32 deg. 44 min. 34 sec. West, a distance of 54.85 feet to a point for internal corner, same being the west corner of said Village One; South 46 deg. 20 min. 58 sec. East, a distance of 21.00 feet to a point for corner, same being the norther corner of David Hogg Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 222, Plat Records, Rockwall County, Texas;

THENCE South 46 deg. 29 min. 21 sec. West, along the common line of said Lot 6 and said David Hogg Subdivision, passing the west corner of said David Hogg Subdivision, same being the north corner of Richard Harris Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 224, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 6 and said Richard Harris Subdivision, passing the west corner of said Richard Harris Subdivision, same being the north corner of Lot 1, Block 1, Waffle House Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 371, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 6 and said Lot 1, Block 1, Waffle House Addition, passing the south corner of said Lot 6, same being the southeast corner of aforesaid Lot 7, and continuing along the common line of said Lot 7 and said Lot 1, Block 1, Waffle House Addition, passing the northwest corner of said Lot 1, Block 1, Waffle House Addition, same being the north corner of Lot 1, Block 1, IHOP No. 9448 Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Page 199, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 7 and said Lot 1, Block 1, IHOP No. 9448 Addition, passing the south corner of said Lot 7, same being the east corner of aforesaid Lot 20, and continuing along the common line of said Lot 20 and said Lot 1, Block 1, IHOP No. 9448 Addition, a total distance of 598.53 feet to a point for corner, same being the west corner of said Lot 1, Block 1, IHOP No. 9448 Addition, same being the north corner of Lot 1, Block 1, Steak 'N Shake Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 229-230, Plat Records, Rockwall County, Texas;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 20 and said Lot 1, Block 1, Steak 'N Shake Addition, a distance of 5.65 feet to a point for the south corner of said Lot 20, same being the most easterly corner of Lot 19, said Block A, La Jolla Pointe Addition (Instrument Number 2018000018728);

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 20 and said Lot 19, a distance of 397.10 feet to a point for the most westerly corner of said Lot 20, same being the most northerly corner of said Lot 19, same being in the southerly right-of-way line of aforesaid Carmel Circle (60 foot right-of-way);

THENCE along the common line of said Lot 20 and said Carmel Circle as follows: North 37 deg. 06 min. 28 sec. East, a distance of 73.18 feet to a point for angle point; North 49 deg. 43 min. 05 sec. East, passing the most northerly corner of said Lot 20, same being the most westerly corner of aforesaid Lot 7, and continuing along the common line of said Lot 7 and said Carmel Drive, a total distance of 197.76 feet to a point for the beginning of a non-tangent curve to the left, having a radius of 58.00 feet and a delta angle of 207 deg. 41 min. 54 sec.;

THENCE along said non-tangent curve to the left, and along the common line of said Lot 7 and said Carmel Drive, passing a northerly corner of said Lot 7, same being a southwest corner of aforesaid Lot 6, and continuing along the common line of said Lot 6 and said Carmel Circle, a total arc distance of 210.25 feet and a chord bearing and distance of North 04 deg. 43 min. 02 sec. East, 112.63 feet to a point for corner;

THENCE North 40 deg. 16 min. 55 sec. West, continuing along the common line of said Lot 6 and said Carmel Circle, a distance of 169.92 feet to a point for the most westerly6 northwest corner of said Lot 6, same being the south end of aforesaid corner clip in the intersection of La Jolla Pointe Drive and Carmel Circle;

THENCE North 04 deg. 43 min. 05 sec. East, along the common line of said Lot 6 and said corner clip, a distance of 14.14 feet to the POINT OF BEGINNING and containing 433,012 square feet or 9.941 acres of computed land, more or less.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:~~  
STATE OF TEXAS~~  
COUNTY OF ROCKWALL~~

I the undersigned owner of the land shown on this plat, and designated herein as the **LA JOLLA POINTE ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **LA JOLLA POINTE 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, 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. All detention and drainage systems to be maintained, repaired, and replaced by property owner.
7. 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.
8. Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

AKSHAR 10, LLC

BY: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC in and for the STATE OF TEXAS

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ROCKWAY PARTNERS, LLP

By: JOHN HAMMERBECK

STATE OF COLORADO:  
COUNTY OF \_\_\_\_\_:  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared John Hammerbeck, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

**PRELIMINARY-FOR REVIEW ONLY 02/17/2020**

Timothy R. Mankin \_\_\_\_\_ Date \_\_\_\_\_  
Registered Professional Land Surveyor, No. 6122

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman \_\_\_\_\_ 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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

**CONVAYANCE PLAT**  
**LA JOLLA POINTE ADDITION**  
**LOTS 20R-21R, BLOCK A**  
 BEING 2 LOTS ON 9.941 ACRES OF LAND IN THE  
 WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9  
 BEING A REPLAT OF LOT 6, BLOCK A,  
 LA JOLLA POINTE ADDITION, PHASE 2  
 CABINET F, PAGE 255-256  
 AND LOT 7, BLOCK A,  
 LA JOLLA POINTE ADDITION, PHASE 2  
 CABINET G, PAGE 131-132  
 AND LOT 20, BLOCK A  
 LA JOLLA POINTE ADDITION  
 INSTRUMENT NUMBER 2018000018728  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 FEBRUARY 2020

CASE NO. P2020-

JOB NO.: 17-0919FP	<b>PEISER &amp; MANKIN SURVEYING, LLC</b>		SHEET
DATE: 02/13/2020	<b>www.peisersurveying.com</b>		
REV:	 1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	3
SCALE: 1" = 50'			
DRAWN: T.R.M.	ENGINEER: VASQUEZ ENGINEERING, L.L.C. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972-278-2948 TELE 972-271-1383 FAX CONTACT: JUAN J. VASQUEZ, P.E.	817-481-1806 (O)	3
	tmanakin@peisersurveying.com    FIRM No. 100999-00 <b>Member Since 1977</b>		

OWNER (LOT 21R):  
AKSHAR 10, LLC  
2402 PATHWAY  
EL DORADO, AR 71730  
CONTACT: DR. VORA

OWNER (LOT 20R):  
ROCKWAY PARTNERS, LLP  
9071 E VASSAR DRIVE  
DENVER, CO 80231  
CONTACT: JOHN HAMMERBECK



# 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

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**TO:** Mayor and City Council  
**DATE:** March 2, 2020  
**APPLICANT:** Juan J. Vasquez; *Vasquez Engineering, LLC*  
**CASE NUMBER:** P2020-009; *Conveyance Plat for Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2*

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### SUMMARY

Consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of John Hammerbeck and Tony Scalise of Rockway Partners, LLC for the approval of an Conveyance Plat for Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2 being a 9.941-acre tract of land identified as Lots 6, 7 & 20, 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.

### PLAT INFORMATION

- ☑ The applicant is requesting the approval of a conveyance plat that will combine Lots 6, 7, & 20, Block A, La Jolla Pointe Addition, Phase 2 into two (2) lots (*i.e. Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2*). The purpose of final plat is to convey ownership of one (1) of the parcels. Although multiple site plans and an SUP have been approved for the subject property, it should be noted that any changes to these plans resulting from changes to the lot lines approved by this conveyance plat will require these cases to be amended. Staff should note, that this is just a conveyance plat and in order to develop the property or apply for a building permit the applicant will first need to apply for a site plan, civil engineering plans, and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).
- ☑ On April 2, 2018, the City Council approved a Specific Use Permit (SUP) [*i.e. Ordinance No. 18-20*] to allow for a *Hotel* with a maximum overall height of 36-feet on the subject property. August 20, 2018, the City Council approved a preliminary plat [*i.e. P2018-023*] for the subject property, which indicated the subject property would be subdivided into six (6) lots. Additionally, in 2018 the Planning and Zoning Commission approved three (3) site plans [*i.e. SP2018-023, SP2018-024, & SP2018-024*] for the construction of a hotel, medical office building and a general office building.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Amending Plat* for the *Conveyance Plat for Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Zoning, and Fire Departments shall be addressed prior to the filing of this plat;

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

**PLANNING AND ZONING COMMISSION**

On February 25, 2020, the Planning and Zoning Commission made a motion to recommend approval of the conveyance plat with staff conditions. The motion was approved by a vote of 4-0, with Commissioner Womble, Logan and Moeller 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> **49882**
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

#### Site Plan Application Fees:

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

#### Zoning Application Fees:

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

#### Other Application Fees:

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

#### Notes:

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

### PROPERTY INFORMATION [PLEASE PRINT]

Address **La Jolla Pointe Drive**

Subdivision **La Jolla Pointe Addition**

Lot **6, 7 & 20** Block **A**

General Location **La Jolla Point Drive and Carmel Circle**

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

Current Zoning **C**

Current Use **Vacant**

Proposed Zoning **NA**

Proposed Use **Commercial**

Acreage **9.941**

Lots [Current] **3**

Lots [Proposed] **2**

**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 **Rockway Partners, LLP**

Applicant **Vasquez Engineering, L.L.C.**

Contact Person **John Hammerbeck & Tony Scalise**

Contact Person **Juan J. Vasquez**

Address **9071 E. Vassar Drive**

Address **1919 S. Shiloh Road**

**Suite 440**

City, State & Zip **Denver, CO 80231**

City, State & Zip **Garland, TX 75042**

Phone **303.283.6961; 214.236.6362**

Phone **972.278.2948**

E-Mail **john@elevel.com; tscalise8443@yahoo.com**

E-Mail **jvasquez@vasquezengineering.com**

### NOTARY VERIFICATION [REQUIRED]

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

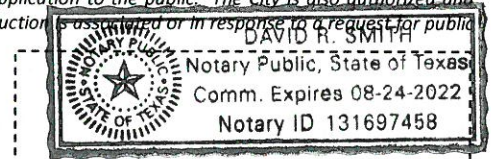
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the **19** day of **FEBRUARY**, 20**20**. By 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 **19<sup>th</sup>** day of **FEBRUARY**, 20**20**.

Owner's Signature \*

*Anthony Scalise*  
*David R. Smith*

Notary Public in and for the State of Texas




My Commission Expires **08/24/2022**







P2020-009 LOTS 22 AND 22R,  
 BLOCK A, LA JOLLA POINTE  
 PLAT - LOCATION MAP = 



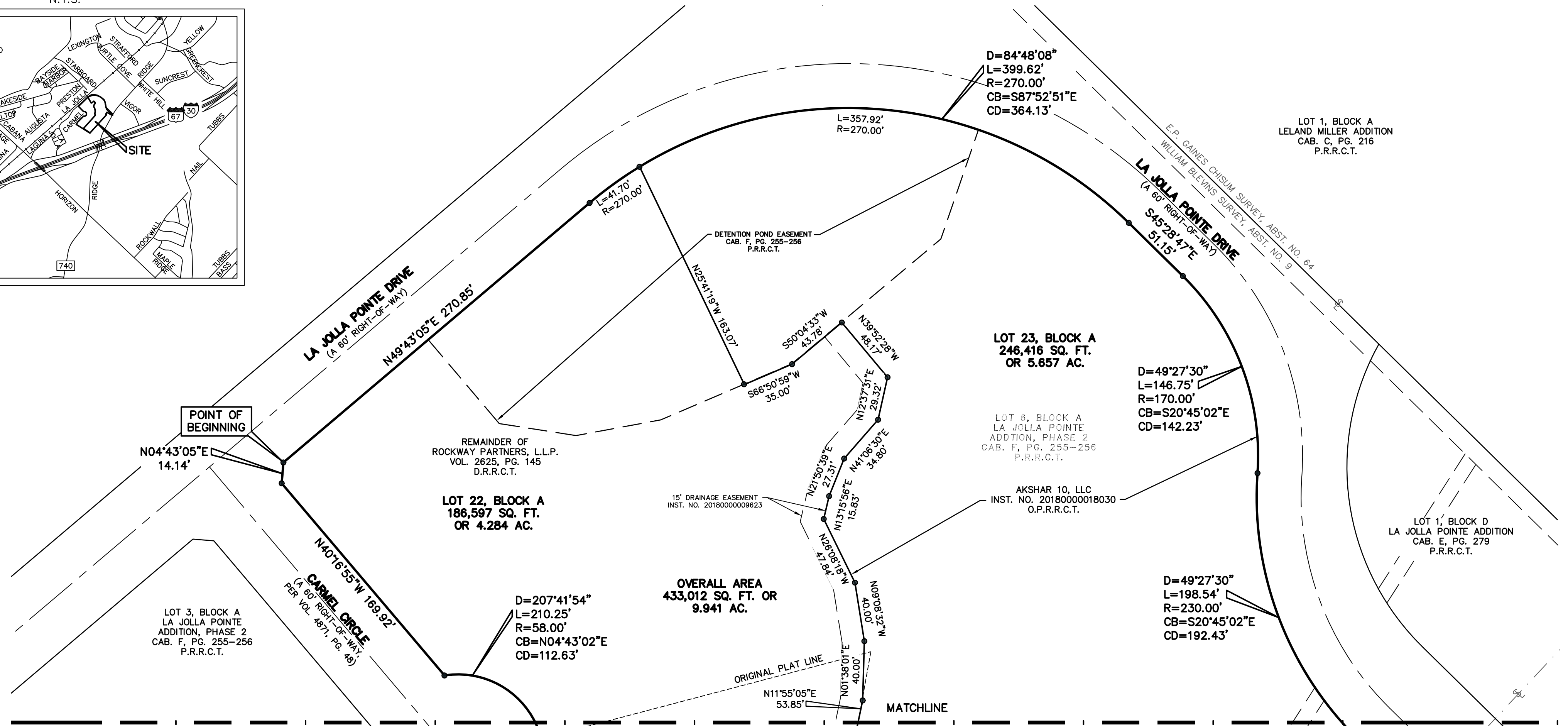
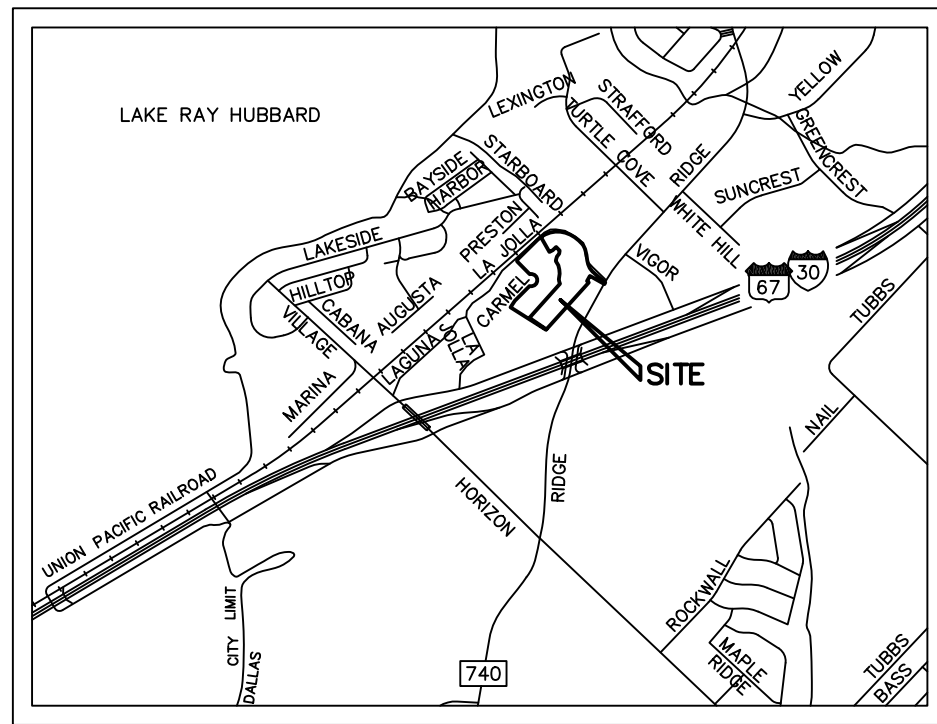
# City of Rockwall

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

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



VICINITY MAP  
N.T.S.



LOT 1, BLOCK A  
LELAND MILLER ADDITION  
CAB. C, PG. 216  
P.R.R.C.T.

LOT 23, BLOCK A  
246,416 SQ. FT.  
OR 5.657 AC.

REMAINDER OF  
ROCKWAY PARTNERS, L.L.P.  
VOL. 2625, PG. 145  
D.R.R.C.T.

LOT 22, BLOCK A  
186,597 SQ. FT.  
OR 4.284 AC.

LOT 6, BLOCK A  
LA JOLLA POINTE  
ADDITION, PHASE 2  
CAB. F, PG. 255-256  
P.R.R.C.T.

AKSHAR 10, LLC  
INST. NO. 20180000018030  
O.P.R.R.C.T.

LOT 1, BLOCK D  
LA JOLLA POINTE ADDITION  
CAB. E, PG. 279  
P.R.R.C.T.

LOT 3, BLOCK A  
LA JOLLA POINTE  
ADDITION, PHASE 2  
CAB. F, PG. 255-256  
P.R.R.C.T.

OVERALL AREA  
433,012 SQ. FT. OR  
9.941 AC.

**FINAL PLAT  
LA JOLLA POINTE ADDITION  
LOTS 22-23, BLOCK A**

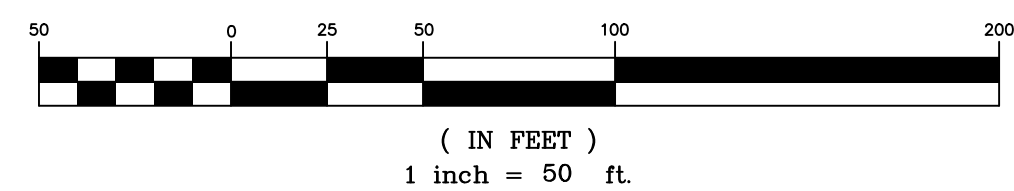
BEING A CONVEYANCE PLAT  
ESTABLISHING A PROPERTY BOUNDARY FOR TWO (2) LOTS  
TOTALLING 9.941 ACRES KNOWN AS  
LOT 22, BLOCK A,  
LA JOLLA POINTE ADDITION, PHASE 2  
AND BEING 4.284 ACRES  
AND LOT 23, BLOCK A,  
LA JOLLA POINTE ADDITION, PHASE 2  
AND BEING 5.657 ACRES  
BEING A REPLAT OF LOTS 6, 7, & 20, BLOCK A  
LA JOLLA POINTE ADDITION, PHASE 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
FEBRUARY 2020

**GENERAL NOTE**  
1. This Final Plat is for conveyance purposes only and not for the development of the subject property.  
2. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.

PRELIMINARY-FOR REVIEW ONLY 02/24/2020



GRAPHIC SCALE



OWNER (LOT 21R):  
AKSHAR 10, LLC  
2402 PATHWAY  
EL DORADO, AR 71730  
CONTACT: DR. VORA

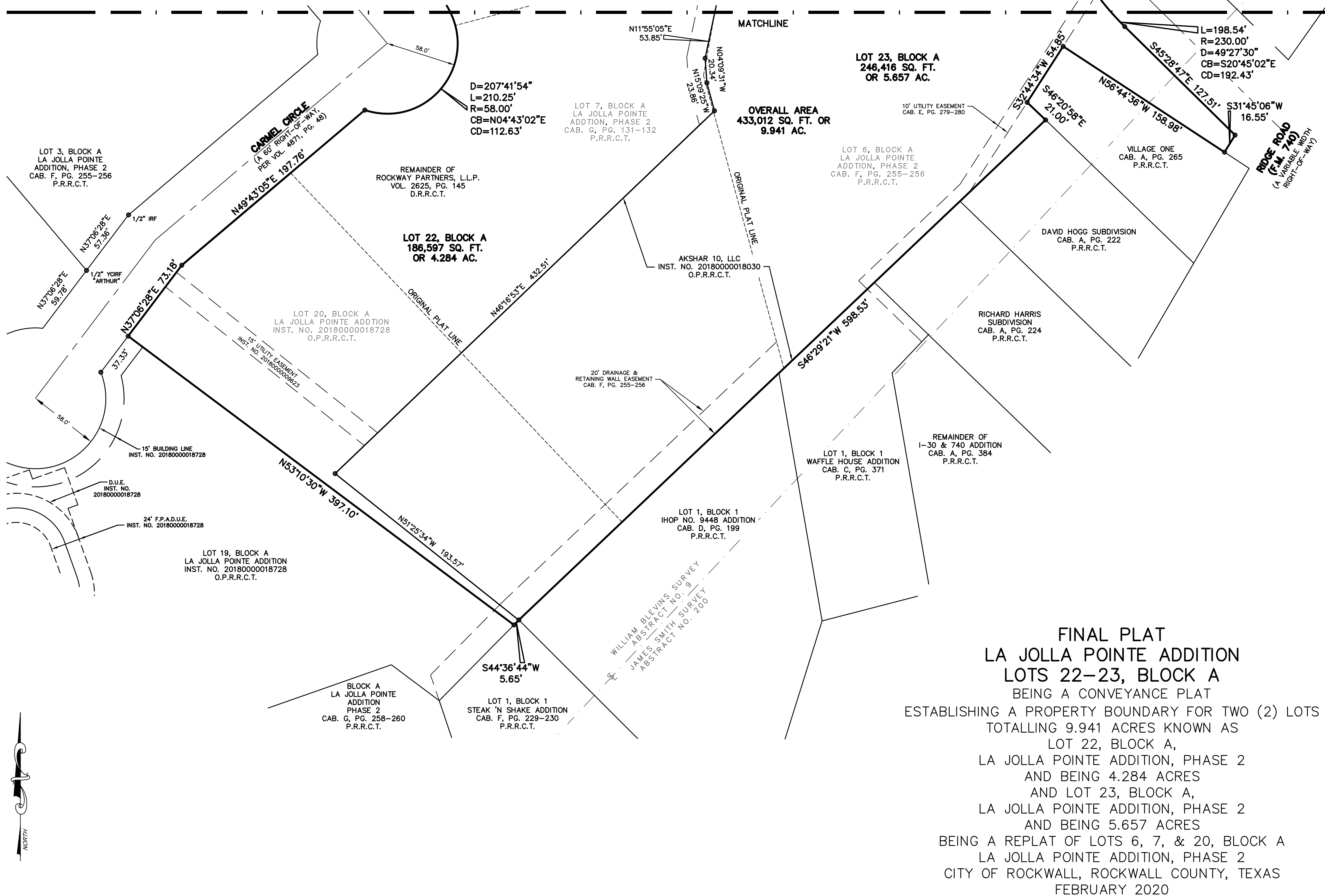
OWNER (LOT 20R):  
ROCKWAY PARTNERS, LLP  
9071 E VASSAR DRIVE  
DENVER, CO 80231  
CONTACT: JOHN HAMMERBECK

ENGINEER:

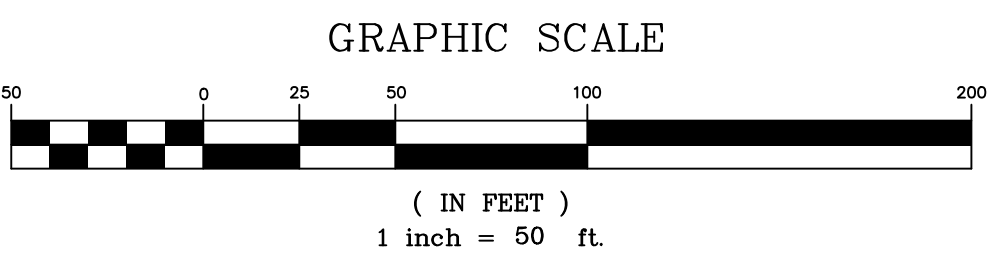
VASQUEZ ENGINEERING, L.L.C.  
1919 S. SHILOH ROAD  
SUITE 440, LB 44  
GARLAND, TEXAS 75042  
972-278-2948 TELE  
972-271-1383 FAX  
CONTACT: JUAN J. VASQUEZ, P.E.

CASE NO. P2020-009

JOB NO.: 17-0919FP	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> <a href="http://www.peisersurveying.com">www.peisersurveying.com</a>		1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		SHEET
DATE: 02/13/2020						1
REV:	SCALE: 1" = 50'	DRAWN: T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977	OF
						3



**FINAL PLAT**  
**LA JOLLA POINTE ADDITION**  
**LOTS 22-23, BLOCK A**  
 BEING A CONVEYANCE PLAT  
 ESTABLISHING A PROPERTY BOUNDARY FOR TWO (2) LOTS  
 TOTALLING 9.941 ACRES KNOWN AS  
 LOT 22, BLOCK A,  
 LA JOLLA POINTE ADDITION, PHASE 2  
 AND BEING 4.284 ACRES  
 AND LOT 23, BLOCK A,  
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 AND BEING 5.657 ACRES  
 BEING A REPLAT OF LOTS 6, 7, & 20, BLOCK A  
 LA JOLLA POINTE ADDITION, PHASE 2  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 FEBRUARY 2020



PRELIMINARY-FOR REVIEW ONLY 02/24/2020

OWNER (LOT 21R):  
 AKSHAR 10, LLC  
 2402 PATHWAY  
 EL DORADO, AR 71730  
 CONTACT: DR. VORA

OWNER (LOT 20R):  
 ROCKWAY PARTNERS, LLP  
 9071 E VASSAR DRIVE  
 DENVER, CO 80231  
 CONTACT: JOHN HAMMERBECK

ENGINEER:  
 VASQUEZ ENGINEERING, L.L.C.  
 1919 S. SHILOH ROAD  
 SUITE 440, LB 44  
 GARLAND, TEXAS 75042  
 972-278-2948 TELE  
 972-271-1383 FAX  
 CONTACT: JUAN J. VASQUEZ, P.E.

CASE NO. P2020-009

JOB NO.:	17-0919CP	<b>PEISER &amp; MANKIN SURVEYING, LLC</b>		SHEET
DATE:	02/13/2020	<a href="http://www.peisersurveying.com">www.peisersurveying.com</a>		2
REV:		 1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
SCALE:	1" = 50'	 Texas Society of Professional Surveyors	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	3
DRAWN:	T.R.M.	<a href="mailto:tmankin@peisersurveying.com">tmankin@peisersurveying.com</a>	FIRM No. 100999-00 Member Since 1977	

OWNER'S CERTIFICATION

WHEREAS AKSHAR 10, LLC. AND ROCKWAY PARTNERS, LLP, are the sole owners of a tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the William Blevins Survey, Abstract No. 9, and the James Smith Survey, Abstract No. 200 in the City of Rockwall, Rockwall County, Texas, and being all of that certain tract of land to Akshar 10, LLC, by deed recorded in Instrument Number 20180000018030, Official Public Records, Rockwall County, Texas, and being the remainder of that certain tract of land conveyed to Rockway Partners, LLP, by deed recorded in Volume 2625, Page 145, Deed Records, Rockwall County, Texas, and being all of Lot 20, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20180000018728, Official Public Records, Rockwall County, Texas, and being all of Lot 6, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 255-256, Plat Records, Rockwall County, Texas, and being all of Lot 7, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131-132, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for the most northerly northeast corner of said Lot 6, same being the north end of a corner clip in the intersection of La Jolla Pointe Drive (60 foot right-of-way) and Carmel Circle (60 foot right-of-way);

THENCE along the common line of said Lot 6 and said La Jolla Pointe Drive as follows: North 49 deg. 43 min. 05 sec. East, a distance of 270.85 feet to a point for the beginning of a curve to the right, having a radius of 270.00 feet and a delta angle of 84 deg. 48 min. 08 sec.; Along said curve to the right, an arc distance of 399.62 feet and a chord bearing and distance of South 87 deg. 52 min. 51 sec. East, 364.13 feet to a point for angle point; South 45 deg. 28 min. 47 sec. East, a distance of 51.15 feet to a point for the beginning of a curve to the right, having a radius of 170.00 feet and a delta angle of 49 deg. 27 min. 30 sec.; Along said curve to the right, an arc distance of 146.75 feet and a chord bearing and distance of South 20 deg. 45 min. 02 sec. East, 142.23 feet to a point for the beginning of a reverse curve to the left, having a radius of 230.00 feet and a delta angle of 49 deg. 27 min. 30 sec.; Along said reverse curve to the left, an arc distance of 198.54 feet and a chord bearing and distance of South 20 deg. 45 min. 02 sec. East, 192.43 feet to a point for angle point; South 45 deg. 28 min. 47 sec. East, a distance of 127.51 feet to a point for the most easterly corner of said Lot 6, same being in the intersection of said La Jolla Pointe Drive and Ridge Road (FM 740) (variable width right-of-way);

THENCE South 31 deg. 45 min. 06 sec. West, along the common line of said Lot 6 and said Ridge Road, a distance of 16.55 feet to a point for corner, same being in the northeasterly line of Village One, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 265, Plat Records, Rockwall County, Texas;

THENCE along the common line of said Lot 6 and said Village One as follows: North 56 deg. 44 min. 36 sec. West, a distance of 158.98 feet to a point for internal corner, same being the north corner of said Village One; South 32 deg. 44 min. 34 sec. West, a distance of 54.85 feet to a point for internal corner, same being the west corner of said Village One; South 46 deg. 20 min. 58 sec. East, a distance of 21.00 feet to a point for corner, same being the norther corner of David Hogg Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 222, Plat Records, Rockwall County, Texas;

THENCE South 46 deg. 29 min. 21 sec. West, along the common line of said Lot 6 and said David Hogg Subdivision, passing the west corner of said David Hogg Subdivision, same being the north corner of Richard Harris Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 224, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 6 and said Richard Harris Subdivision, passing the west corner of said Richard Harris Subdivision, same being the north corner of Lot 1, Block 1, Waffle House Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 371, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 6 and said Lot 1, Block 1, Waffle House Addition, passing the south corner of said Lot 6, same being the southeast corner of aforesaid Lot 7, and continuing along the common line of said Lot 7 and said Lot 1, Block 1, Waffle House Addition, passing the northwest corner of said Lot 1, Block 1, Waffle House Addition, same being the north corner of Lot 1, Block 1, IHOP No. 9448 Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Page 199, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 7 and said Lot 1, Block 1, IHOP No. 9448 Addition, passing the south corner of said Lot 7, same being the east corner of aforesaid Lot 20, and continuing along the common line of said Lot 20 and said Lot 1, Block 1, IHOP No. 9448 Addition, a total distance of 598.53 feet to a point for corner, same being the west corner of said Lot 1, Block 1, IHOP No. 9448 Addition, same being the north corner of Lot 1, Block 1, Steak 'N Shake Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 229-230, Plat Records, Rockwall County, Texas;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 20 and said Lot 1, Block 1, Steak 'N Shake Addition, a distance of 5.65 feet to a point for the south corner of said Lot 20, same being the most easterly corner of Lot 19, said Block A, La Jolla Pointe Addition (Instrument Number 20180000018728);

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 20 and said Lot 19, a distance of 397.10 feet to a point for the most westerly corner of said Lot 20, same being the most northerly corner of said Lot 19, same being in the southerly right-of-way line of aforesaid Carmel Circle (60 foot right-of-way);

THENCE along the common line of said Lot 20 and said Carmel Circle as follows: North 37 deg. 06 min. 28 sec. East, a distance of 73.18 feet to a point for angle point; North 49 deg. 43 min. 05 sec. East, passing the most northerly corner of said Lot 20, same being the most westerly corner of aforesaid Lot 7, and continuing along the common line of said Lot 7 and said Carmel Drive, a total distance of 197.76 feet to a point for the beginning of a non-tangent curve to the left, having a radius of 58.00 feet and a delta angle of 207 deg. 41 min. 54 sec.;

THENCE along said non-tangent curve to the left, and along the common line of said Lot 7 and said Carmel Drive, passing a northerly corner of said Lot 7, same being a southwest corner of aforesaid Lot 6, and continuing along the common line of said Lot 6 and said Carmel Circle, a total arc distance of 210.25 feet and a chord bearing and distance of North 04 deg. 43 min. 02 sec. East, 112.63 feet to a point for corner;

THENCE North 40 deg. 16 min. 55 sec. West, continuing along the common line of said Lot 6 and said Carmel Circle, a distance of 169.92 feet to a point for the most westerly6 northwest corner of said Lot 6, same being the south end of aforesaid corner clip in the intersection of La Jolla Pointe Drive and Carmel Circle;

THENCE North 04 deg. 43 min. 05 sec. East, along the common line of said Lot 6 and said corner clip, a distance of 14.14 feet to the POINT OF BEGINNING and containing 433,012 square feet or 9.941 acres of computed land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:~~

STATE OF TEXAS~~ COUNTY OF ROCKWALL~~

I the undersigned owner of the land shown on this plat, and designated herein as the LA JOLLA POINTE ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LA JOLLA POINTE 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, 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. All detention and drainage systems to be maintained, repaired, and replaced by property owner.
7. 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.
8. Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

AKSHAR 10, LLC

BY:

STATE OF TEXAS: COUNTY OF \_\_\_\_\_: BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER (LOT 21R): AKSHAR 10, LLC 2402 PATHWAY EL DORADO, AR 71730 CONTACT: DR. VORA

OWNER (LOT 20R): ROCKWAY PARTNERS, LLP 9071 E VASSAR DRIVE DENVER, CO 80231 CONTACT: JOHN HAMMERBECK

ENGINEER:

VASQUEZ ENGINEERING, L.L.C. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972-278-2948 TELE 972-271-1383 FAX CONTACT: JUAN J. VASQUEZ, P.E.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ROCKWAY PARTNERS, LLP

By: JOHN HAMMERBECK

STATE OF COLORADO: COUNTY OF \_\_\_\_\_: BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Hammerbeck, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY-FOR REVIEW ONLY 02/24/2020

Timothy R. Mankin Date Registered Professional Land Surveyor, No. 6122

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman 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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT LA JOLLA POINTE ADDITION LOTS 22-23, BLOCK A BEING A CONVEYANCE PLAT ESTABLISHING A PROPERTY BOUNDARY FOR TWO (2) LOTS TOTALLING 9.941 ACRES KNOWN AS LOT 22, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 AND BEING 4.284 ACRES AND LOT 23, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 AND BEING 5.657 ACRES BEING A REPLAT OF LOTS 6, 7, & 20, BLOCK A LA JOLLA POINTE ADDITION, PHASE 2 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS FEBRUARY 2020

CASE NO. P2020-009

Table with 4 columns: JOB NO., DATE, REV., SCALE, DRAWN, PEISER & MANKIN SURVEYING, LLC, 1604 HART STREET SOUTHLAKE, TEXAS 76092, COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE, SHEET 3 OF 3



March 3, 2020

TO: Juan Vasquez  
Vasquez Engineering, LLC  
1919 S. Shiloh Road, Suite 440  
Garland, TX 75042

CC: John Hammerbeck & Tony Scalise  
Rockway Partners, LLP  
907 E. Vassar Drive  
Denver, CO 80231

FROM: David Gonzales, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2020-009; Conveyance Plat for Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2

Juan Vasquez:

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 March 2, 2020. 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;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On February 25, 2020, the Planning and Zoning Commission made a motion to recommend approval of the conveyance plat with staff conditions. The motion was approved by a vote of 4-0, with Commissioner Womble, Logan and Moeller absent.

City Council

On March 2, 2020, the City Council made a motion to approve the conveyance plat with staff conditions. The motion was approved by a vote of 7-0.

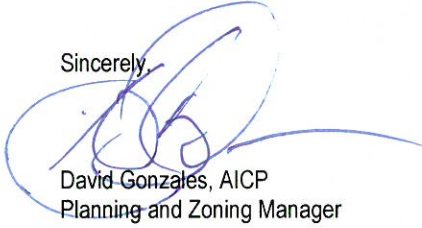
Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* --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

- (1) Two (2) sets 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 \$180.00 for the filing fees made out to the *Rockwall County Clerk's Office*.

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 letter from the *Rockwall County Clerk's Office* 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 miss 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) 771-7745.

Sincerely,



David Gonzales, AICP  
Planning and Zoning Manager