



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # p2020-013 P&Z DATE 04/04/20 CC DATE 05/04/20 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 checked="" 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 # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-013

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) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ³
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹ $(300+3.025*20)=\$360.50$
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 2601 LAKEFRONT TRAIL / 2850 SHORELINE TRAIL

Subdivision MARRIOTT ADDITION/SHORELINE TRAIL ADD. Lot 1/5 Block A/A

General Location BOTH PROPERTIES NEAR THE INTERSECTION OF SHORELINE TR. AND HARBOR HEIGHTS DR

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	<u>PD-32</u>	Current Use	<u>HOTEL/COMMERCIAL</u>
Proposed Zoning	<u>PD-32</u>	Proposed Use	<u>SAME AS ABOVE</u>
Acreage	<u>3.025</u>	Lots [Current]	<u>2</u>
		Lots [Proposed]	<u>2</u>

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	<u>LAKEFRONT TRAIL ROCKWALL HOTEL, LP</u>	<input type="checkbox"/> Applicant	<u>TEAGUE, NALL AND PERKINS, INC.</u>
Contact Person	<u>TOM KIRKLAND</u>	Contact Person	<u>Cameron Slown</u>
Address	<u>3021 Ridge Road A-120,</u>	Address	<u>825 Watters Creek Blvd, M300</u>
City, State & Zip	<u>Rockwall, TX 75032</u>	City, State & Zip	<u>Allen, TX 75013</u>
Phone	<u>214-802-2964</u>	Phone	<u>972-737-8720</u>
E-Mail	<u>tom@tekmakdevelopment.com</u>	E-Mail	<u>cslown@tnpinc.com</u>

NOTARY VERIFICATION [REQUIRED]

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

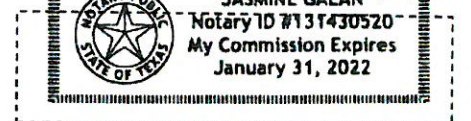
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$360.50, to cover the cost of this application, has been paid to the City of Rockwall on this the 24th day of February, 2020. By signing this application, 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 24th day of February, 2020

Owner's Signature

Thomas E Kirkland
Jasmine Galan

Notary Public in and for the State of Texas



My Commission Expires 01-31-2022



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

Phone: (972) 771-7745

Email: Planning@Rockwall.com

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

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

From: Planning & Zoning Department

Date: 3/20/2020

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: P2020-013
Project Name:
Project Type: PLAT
Applicant Name: CAMERON SLOWN
Owner Name: LAKEFRONT TRAIL ROCKWALL HOTEL
Project Description:



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-013

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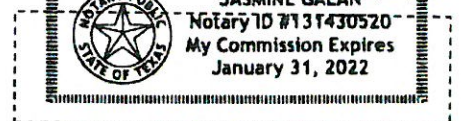
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Given under my hand and seal of office on this the 24th day of February, 2020

Owner's Signature

Thomas E Kirkland
Jasmine Galan

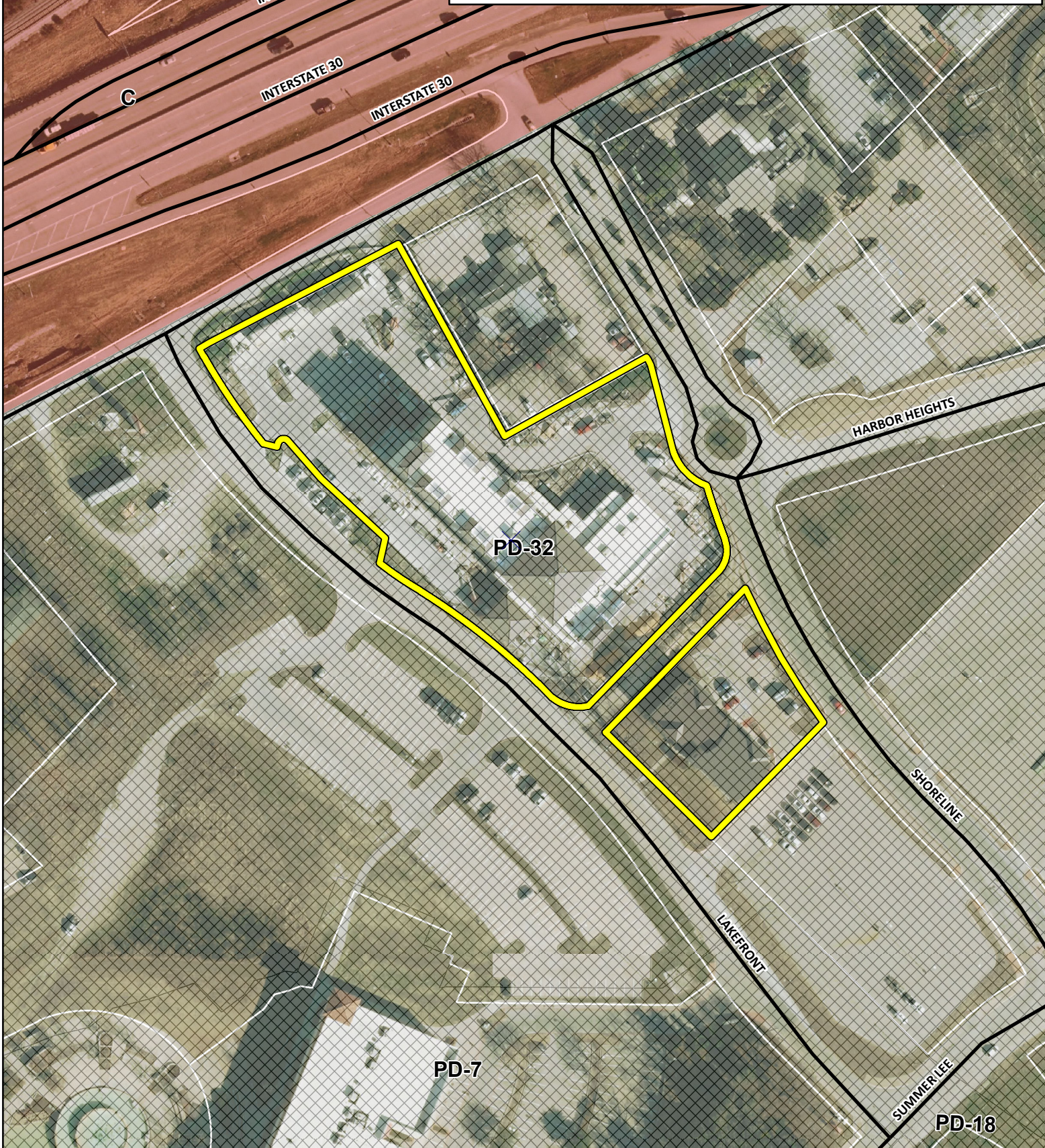
Notary Public in and for the State of Texas



My Commission Expires 01-31-2022



P2020-013- LOTS 1&2, BLOCK A, SHORELINE MARRIOTT ADDITION
REPLAT - LOCATION MAP =

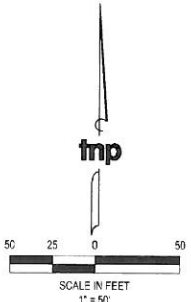
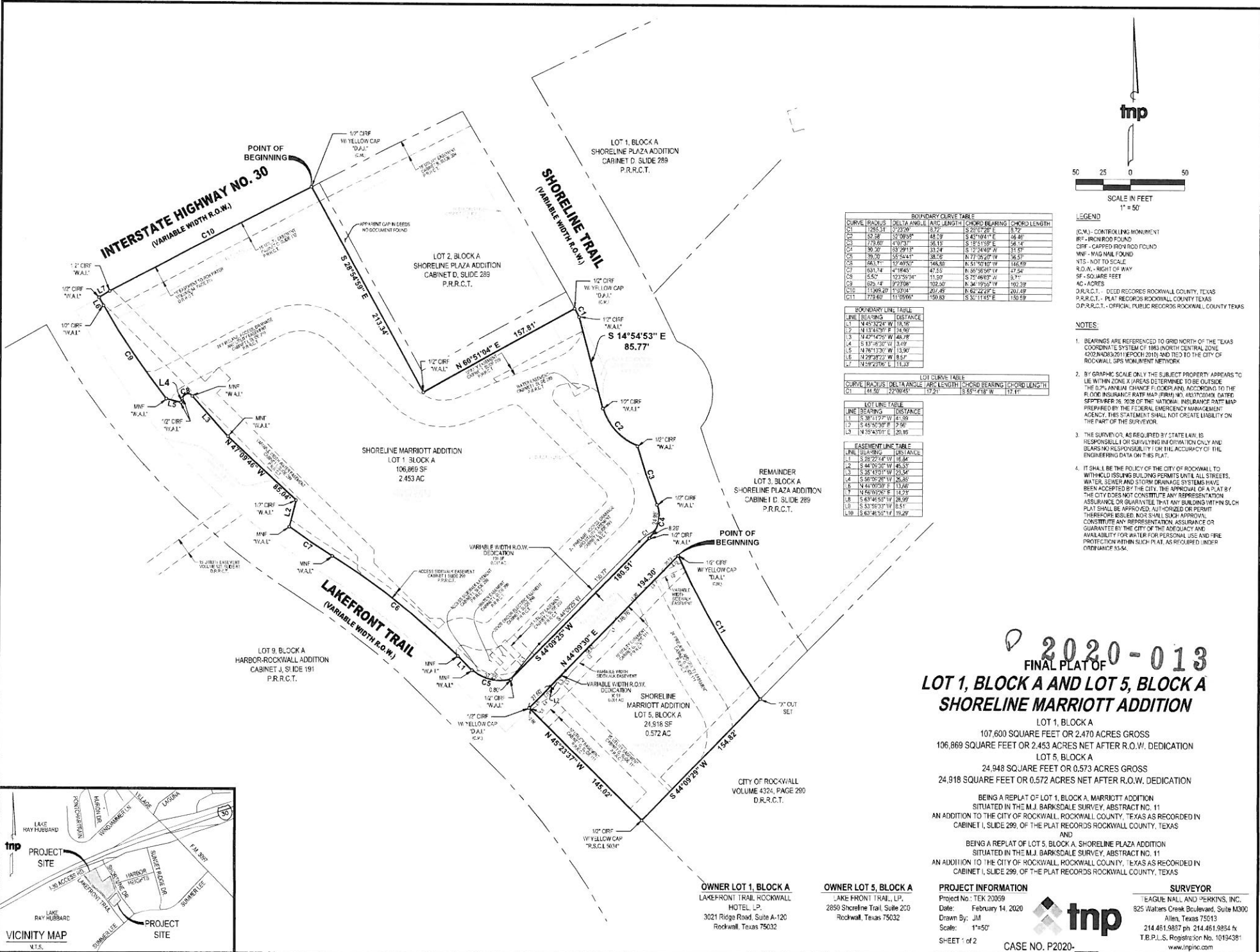


City of Rockwall

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.





BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1765.51	0.2220	13.72	S 2° 02' 29" E	13.72
C2	53.38	55.0958	48.59	S 45° 04' 1" E	46.46
C3	179.80	4.9173	36.13	S 18° 51' 59" E	36.14
C4	300.00	13.2091	13.14	S 12° 24' 49" W	31.59
C5	39.70	55.5441	36.76	N 77° 55' 29" W	36.50
C6	163.71	17.4072	146.50	N 51° 02' 10" W	146.49
C7	631.74	4.1643	47.65	N 30° 56' 59" W	47.54
C8	6.52	121° 53' 34"	11.30	S 75° 48' 07" W	5.71
C9	129.74	372.708	102.50	N 34° 19' 58" W	102.50
C10	1198.28	1.1004	20.48	N 62° 22' 0" E	20.48
C11	779.60	11.9595	150.83	S 32° 11' 45" E	150.59

BOUNDARY LINE TABLE

LINE BEARING	DISTANCE
L1	N 45° 32' 24" W 19.76
L2	N 13° 43' 57" E 19.80
L3	N 47° 42' 59" W 46.78
L4	S 18° 52' 30" W 34.49
L5	N 78° 13' 30" W 13.80
L6	N 29° 32' 22" W 18.57
L7	N 58° 20' 06" E 111.33

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	44.82	22.7045	17.21	S 65° 41' 8" W	17.17

LOT LINE TABLE

LINE BEARING	DISTANCE
L1	S 38° 17' 27" W 41.59
L2	S 45° 50' 30" E 19.90
L3	N 55° 43' 01" E 20.16

EASEMENT LINE TABLE

LINE BEARING	DISTANCE
E1	S 29° 22' 44" W 16.84
E2	S 40° 02' 30" W 45.53
E3	S 32° 13' 01" W 23.54
E4	S 56° 02' 28" W 26.85
E5	N 10° 00' 00" E 13.68
E6	N 45° 00' 00" E 14.23
E7	S 61° 46' 53" W 28.99
E8	S 52° 50' 33" W 14.51
E9	S 61° 46' 53" W 19.27

2020-013
FINAL PLAT OF
LOT 1, BLOCK A AND LOT 5, BLOCK A
SHORELINE MARRIOTT ADDITION

LOT 1, BLOCK A
 107,600 SQUARE FEET OR 2.470 ACRES GROSS
 106,869 SQUARE FEET OR 2.453 ACRES NET AFTER R.O.W. DEDICATION

LOT 5, BLOCK A
 24,948 SQUARE FEET OR 0.573 ACRES GROSS
 24,918 SQUARE FEET OR 0.572 ACRES NET AFTER R.O.W. DEDICATION

BEING A REPLAT OF LOT 1, BLOCK A, MARRIOTT ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS AND

BEING A REPLAT OF LOT 5, BLOCK A, SHORELINE PLAZA ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS

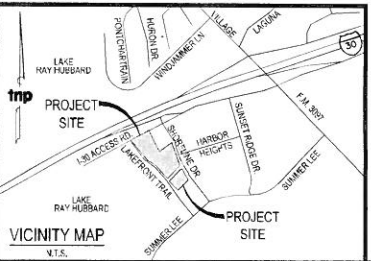
PROJECT INFORMATION
 Project No.: TEK 20099
 Date: February 14, 2020
 Drawn By: JM
 Scale: 1"=50'
 SHEET 1 of 2

SURVEYOR
 LEAGUE WALL AND PERKINS, INC.
 925 Walters Creek Boulevard, Suite M000
 Allen, Texas 75013
 214.451.9837 ph 214.451.9834 fx
 T.B.P.L.S., Regd. No. 10194381
 www.lnpinc.com

CASE NO. P2020-

OWNER LOT 1, BLOCK A
 LAKEFRONT TRAIL, ROCKWALL HOTEL, LP,
 3021 Ridge Road, Suite A-120
 Rockwall, Texas 75082

OWNER LOT 5, BLOCK A
 LAKEFRONT TRAIL, LP,
 2850 Shoreline Trail, Suite 200
 Rockwall, Texas 75082



OWNERS DEDICATION

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall, or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit. Should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond which time shall be fixed by the city council of the City of Rockwall.
We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.
7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

LAKEFRONT TRAIL ROCKWALL HOTEL, L.P.

Representative:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

LAKE FRONT TRAIL, L.P.

Representative:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

LOT 1, BLOCK A

WHEREAS, Lakefront Trail Rockwall Hotel, L.P., being the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lot 1, Block A, Shoreline Marriott Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet I, Slide 299, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "DAI" found for the most northerly northeast corner of said Lot 1, Block A said rod also lying on the southerly line of Interstate Highway No. 30, a variable width right-of-way, also lying 7.75 feet southwest of the northwest corner of Lot 2, Block A of said Shoreline Plaza Addition;

THENCE South 28 degrees 54 minutes 59 seconds East, along the most northerly northeast line of said Lot 1, Block A and lying parallel and 7.75 feet from the westerly line of said Lot 2, Block A, a distance of 213.34 feet to a 1/2 inch iron rod with cap stamped "WAF" found for an ell corner of said Lot 1, Block A;

THENCE North 60 degrees 51 minutes 04 seconds East, along a northwest line of said Lot 1, Block A and lying 17.60 feet south of and parallel from the southerly line of said Lot 2, Block A, a distance of 157.81 feet to a 1/2 inch iron rod with yellow cap stamped "DAI" found for the most easterly north corner of said Lot 1, Block A, also lying on the southwest line of Shoreline Trail a variable width right-of-way and lying in a curve to the right;

THENCE with said curve to the right and said Shoreline Trail with a radius of 1285.31 feet, a central angle of 00 degrees 23 minutes 20 seconds, an arc length of 8.72 feet, a chord bearing of South 28 degrees 07 minutes 28 seconds East, a distance of 8.72 feet to a 1/2 inch iron rod with cap stamped "WAF" found for corner;

THENCE South 14 degrees 54 minutes 53 seconds East, continuing along said Shoreline Trail a distance of 85.77 feet to a 1/2 inch iron rod with cap stamped "WAF" found for the beginning of a curve to the left;

THENCE with said curve to the left continuing along said Shoreline Trail with a radius of 52.98 feet, a central angle of 52 degrees 00 minutes 58 seconds, an arc length of 48.09 feet, a chord bearing of South 43 degrees 10 minutes 41 seconds East, a distance of 46.46 feet to a 1/2 inch iron rod with cap stamped "WAF" found for corner for the beginning of a compound curve to the left;

THENCE with said compound curve to the left continuing along said Shoreline Trail having a radius of 479.60 feet, a central angle of 04 degrees 07 minutes 37 seconds, an arc length of 56.15 feet, a chord bearing of South 18 degrees 51 minutes 59 seconds East, a distance of 56.14 feet to the beginning of a reverse curve to the right;

THENCE leaving said Shoreline Trail, along the southeast line of said Lot 1, Block A, with said reverse curve to the right having a radius of 30.00 feet, a central angle of 63 degrees 29 minutes 13 seconds, an arc length of 33.24 feet, a chord bearing of South 12 degrees 24 minutes 49 seconds West, a distance of 31.57 feet to a 1/2 inch iron rod with cap stamped "WAF" found for corner;

THENCE South 44 degrees 09 minutes 25 seconds West, along the southeast line of said Lot 1, Block A, a distance of 180.51 feet to a 1/2 inch iron rod with cap stamped "WAF" found for the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 39.00 feet, a central angle of 55 degrees 54 minutes 41 seconds, an arc length of 38.06 feet, a chord bearing of North 77 degrees 05 minutes 20 seconds West, a distance of 36.57 feet to a mag nail stamped "WAF" found lying on the southwest line of said Lot 1, Block A, and the northeast line of Lakefront Trail, a variable width right-of-way;

THENCE along the common line of said Lakefront Trail and Lot 1, Block A, the following corners and distances:

North 45 degrees 32 minutes 24 seconds West, a distance of 18.16 feet to a mag nail stamped "WAF" found for the beginning of a curve to the left;

with said curve to the left having a radius of 663.71 feet, a central angle of 12 degrees 40 minutes 50 seconds, an arc length of 146.89 feet, a chord bearing of North 51 degrees 50 minutes 10 seconds West, a distance of 146.59 feet to a mag nail stamped "WAF" found for the beginning of a reverse curve to the right;

with said reverse curve to the right having a radius of 631.74 feet, a central angle of 04 degrees 18 minutes 45 seconds, an arc length of 47.55 feet, a chord bearing of North 55 degrees 56 minutes 56 seconds West, a distance of 47.54 feet to a mag nail stamped "WAF" found for corner;

North 13 degrees 46 minutes 30 seconds East, a distance of 24.99 feet to a 1/2 inch iron rod with cap stamped "WAF" found for corner;

North 47 degrees 09 minutes 46 seconds West, a distance of 85.04 feet to a mag nail stamped "WAF" found for corner;

North 42 degrees 14 minutes 25 seconds West, a distance of 48.78 feet to a mag nail stamped "WAF" found for corner at the beginning of a curve to the left;

with said curve to the left having a radius of 5.50 feet, a central angle of 123 degrees 59 minutes 04 seconds, an arc length of 11.90 feet, a chord bearing of South 75 degrees 46 minutes 03 seconds West, a distance of 9.71 feet to a 1/2 inch iron rod with cap stamped "WAF" found for corner;

RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of SHORELINE MARRIOTT ADDITION, 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

South 13 degrees 46 minutes 30 seconds West, a distance of 3.49 feet to a 1/2 inch iron rod with cap stamped "WAF" found for corner;

North 76 degrees 13 minutes 30 seconds West, a distance of 13.90 feet to a mag nail stamped "WAF" found for the beginning of a curve to the right;

with said curve to the right having a radius of 625.74 feet, a central angle of 09 degrees 23 minutes 08 seconds, an arc length of 102.50 feet, a chord bearing of North 34 degrees 19 minutes 55 seconds West, a distance of 102.39 feet 1/2 inch iron rod with cap stamped "WAF" found for corner;

North 29 degrees 38 minutes 23 seconds West, a distance of 8.57 feet to a 1/2 inch iron rod with cap stamped "WAF" found for corner lying on the southerly line of the aforementioned Interstate Highway No. 30;

THENCE North 59 degrees 28 minutes 06 seconds East, along the southerly line of said Interstate Highway No. 30 and the northerly line of said Lot 1, Block A, a distance of 11.33 feet to a 1/2 inch iron rod with cap stamped "WAF" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right, the southerly line of said Interstate Highway No. 30, and the northerly line of said Lot 1, Block A with a radius of 11399.20 feet, a central angle of 01 degrees 03 minutes 04 seconds, an arc length of 207.49 feet, and a chord which bears North 62 degrees 22 minutes 29 seconds East, a chord length of 207.49 feet to the POINT OF BEGINNING, containing 107,600 square feet, or 2,470 acres of land;

LOT 5, BLOCK A

WHEREAS, Lakefront Trail, LP., being the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lot 5, Block A, Shoreline Marriott Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet G, Slide 111, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "DAI" found for north corner of said Lot 5, Block A, also lying on the southwest line of Shoreline Trail, a variable width right-of-way and being the beginning of a curve to the left;

THENCE along the northeast line of said Lot 5, Block A and the southwest line of said Shoreline Trail with said curve to the left having a radius of 779.60 feet, a central angle of 11 degrees 05 minutes 06 seconds, an arc length of 150.83 feet, a chord bearing of South 30 degrees 11 minutes 45 seconds East, a distance of 150.59 feet to an "X" set for the east corner of said Lot 5, Block A, also lying on the northeast line of a tract of land described by deed to the City of Rockwall recorded in volume 4324, Page 290 of the Deed Records of Rockwall County, Texas;

THENCE South 44 degrees 09 minutes 29 seconds West, along the southeast line of said Lot 5, Block A and the northwest line of said City of Rockwall Tract, a distance of 154.82 feet to a 1/2 inch iron rod with cap stamped "R.S.C.I. 5034" found for the south corner of said Lot 5, Block A, also lying on the northeast line of Lakefront Trail, a variable width right-of-way;

THENCE North 45 degrees 23 minutes 37 seconds West, along the southwest line of said Lot 5, Block A and the northeast line of said Lakefront Trail, a distance of 145.02 feet to a 1/2 inch iron rod with cap stamped "DAI" found for the west corner of said Lot 5, Block A;

THENCE North 44 degrees 09 minutes 30 seconds East, along the northwest line of said Lot 5, Block A, a distance of 194.30 feet to the POINT OF BEGINNING, containing 24,948 square feet, or 0.572 of an acre of land;

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020

BRIAN J. MADDOX, R.P.L.S. NO. 5430

P 2020-013

FINAL PLAT OF LOT 1, BLOCK A AND LOT 5, BLOCK A SHORELINE MARRIOTT ADDITION

LOT 1, BLOCK A
107,600 SQUARE FEET OR 2,470 ACRES GROSS
106,869 SQUARE FEET OR 2,453 ACRES NET AFTER R.O.W. DEDICATION
LOT 5, BLOCK A
24,948 SQUARE FEET OR 0.573 ACRES GROSS
24,918 SQUARE FEET OR 0.572 ACRES NET AFTER R.O.W. DEDICATION

BEING A REPLAT OF LOT 1, BLOCK A, MARRIOTT ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS AND BEING A REPLAT OF LOT 5, BLOCK A, SHORELINE PLAZA ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: TEK 20059
Date: February 14, 2020
Drawn By: JH
Scale: 1"=50'
SHEET 2 of 2



CASE NO. P2020-_____

SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Walters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.S.P.L.S. Registration No. 10194381
www.tnplnc.com

OWNER LOT 1, BLOCK A
LAKEFRONT TRAIL ROCKWALL HOTEL, L.P.
3021 Ridge Road, A-120
Rockwall, Texas 75032

OWNER LOT 5, BLOCK A
LAKEFRONT TRAIL, L.P.
2850 Shoreline Trail, Suite 200
Rockwall, Texas 75032



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: April 14, 2020
APPLICANT: Cameron Slown; *Teague, Nall and Perkins, Inc.*
CASE NUMBER: P2020-013.; *Lots 1 & 2, Block A, Shoreline Marriott Addition*

SUMMARY

Consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Tom Kirkland of Lakefront Trail Rockwall Hotel, LP for the approval of a Replat for Lots 1 & 2, Block A, Shoreline Marriott Addition being a 3.025-acre tract of land identified as Lot 1, Block A, Marriott Addition and Lot 5, Block A, Shoreline Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2601 Lakefront Trail and 2850 Shoreline Trail, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 3.025-acre tract of land (*i.e. Lots 1 & 2, Block A, Shoreline Marriott Addition*) for purpose of dedicating additional right-of-way (*i.e. 761 SF or 0.018-acres*) between Lakefront Trail and Shoreline Trail and widening an existing access drive that intersects the two (2) lots. Additionally, the replat will incorporate both properties and create the *Shoreline Marriott Addition*.
- On February 17, 2003, the City Council approved a zoning change for the subject property from an Agricultural (AG) District to a General Retail (GR) District by *Ordinance No. 03-08 [Case No. PZ2002-095-01]*. This designation was changed to Planned Development District 32 (PD-32) on September 20, 2010 by *Ordinance No. 10-21*. On November 11, 2008, the Planning and Zoning Commission approved a site plan [*i.e. SP2008-030*] and recommended approval of the associated variances for the office building on *Lot 2* of the subject property. On November 17, 2008, the City Council approved the variances and exceptions as requested by the applicant. On March 2, 2015, the City Council approved a Specific Use Permit (SUP) [*i.e. Z2014-040*] for a hotel use (*i.e. Spring Hill Suites*) on *Lot 1* of the subject property. On February 10, 2015, the Planning and Zoning Commission approved a site plan [*i.e. SP2014-034*] and recommended approval of associated variances for the hotel. On March 2, 2015, the City Council approved the variances as requested by the applicant.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lots 1 & 2, Block A, Shoreline Marriott Addition*, staff would propose the following conditions of approval:

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

City of Rockwall Project Plan Review History



Project Number P2020-013	Owner LAKEFRONT TRAIL ROCKWALL HOTEL	Applied 3/20/2020 AG
Project Name Lots 1&2, Block A, Shoreline Marriott	Applicant CAMERON SLOWN	Approved
Type REPLAT Addition		Closed
Subtype REPLAT		Expired
Status Staff Review		Status

Site Address 2601 LAKEFRONT TR	City, State Zip ROCKWALL, TX 75032	Zoning
--	--	---------------

Subdivision SHORELINE PLAZA ADDITION	Tract 1	Block A	Lot No 1	Parcel No 4377-000A-0001-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING (3/26/2020 2:20 PM SJ) M - You must tie two points to Rockwall GPS. This is given as a Northing and Easting.	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	COMMENTS	Must tie two points to GPS.
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
GIS	Lance Singleton	3/20/2020	3/27/2020				
PLANNING	David Gonzales	3/20/2020	3/27/2020	3/30/2020	10	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(3/30/2020 4:30 PM DG)						
P2020-013; Replat for Lots 1 & 2, Block A, Shoreline Marriott Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of a Replat for Lots 1 & 2, Block A, Shoreline Marriott Addition being a 3.025-acre tract of land identified as Lot 1, Block A, Marriott Addition and Lot 5, Block A, Shoreline Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2601 Lakefront Trail and 2850 Shoreline Trail						
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 (P2020-013) in the lower right-hand corner of all pages of all revised plan submittals.						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 32 (PD-32), the IH-30 Overlay (IH-30 OV) District and the General Commercial District Standards of Article V, that are applicable to the subject property. [§01.02(D), Art. 11, UDC]						
M.5 Correct Title Block to read as follows:						
Final Plat						
Lots 1 & 2, Block A, Shoreline Marriott Addition						
Being a replat of Lot 1, Block A, Marriott Addition						
And Lot 5, Block A, Shoreline Plaza Addition						
Containing a total of 3.025-acres						
And Situated in the M.J. Barksdale Survey, Abstract No. 11						
An Addition to the City of Rockwall, Rockwall County, Texas						
M.6 The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas North Central [7202], US Survey Feet). [§01.02(D), Art. 11, UDC]						
M. 7 Correct 'Lot 5' and relabel as 'Lot 2, Block A, Shoreline Marriott Addition. [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.8 Indicate all existing and proposed corner clips and any subsequent dedication [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.9 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies						
I.10 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.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 The Planning and Zoning Work Meeting will be held on April 14, 2020.						
I.13 The City Council meeting for this case is scheduled to be held on April 20, 2020.						
I.14 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.						



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-013

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) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ³
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹ $(300+3.025*20)=\$360.50$
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address **2601 LAKEFRONT TRAIL / 2850 SHORELINE TRAIL**

Subdivision **MARRIOTT ADDITION/SHORELINE TRAIL ADD.** Lot **1/5** Block **A/A**

General Location **BOTH PROPERTIES NEAR THE INTERSECTION OF SHORELINE TR. AND HARBOR HEIGHTS DR**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-32	Current Use	HOTEL/COMMERCIAL
Proposed Zoning	PD-32	Proposed Use	SAME AS ABOVE
Acreage	3.025	Lots [Current]	2
		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]

<input type="checkbox"/> Owner	LAKEFRONT TRAIL ROCKWALL HOTEL, LP	<input type="checkbox"/> Applicant	TEAGUE, NALL AND PERKINS, INC.
Contact Person	TOM KIRKLAND	Contact Person	Cameron Slown
Address	3021 Ridge Road A-120,	Address	825 Watters Creek Blvd, M300
City, State & Zip	Rockwall, TX 75032	City, State & Zip	Allen, TX 75013
Phone	214-802-2964	Phone	972-737-8720
E-Mail	tom@tekmakdevelopment.com	E-Mail	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

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

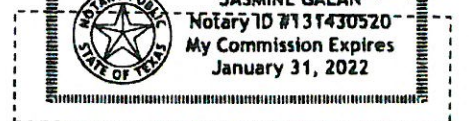
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$360.50, to cover the cost of this application, has been paid to the City of Rockwall on this the 24th day of February, 2020. By signing this application, 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 24th day of February, 2020

Owner's Signature


Thomas E Kirkland
Jasmine Galan

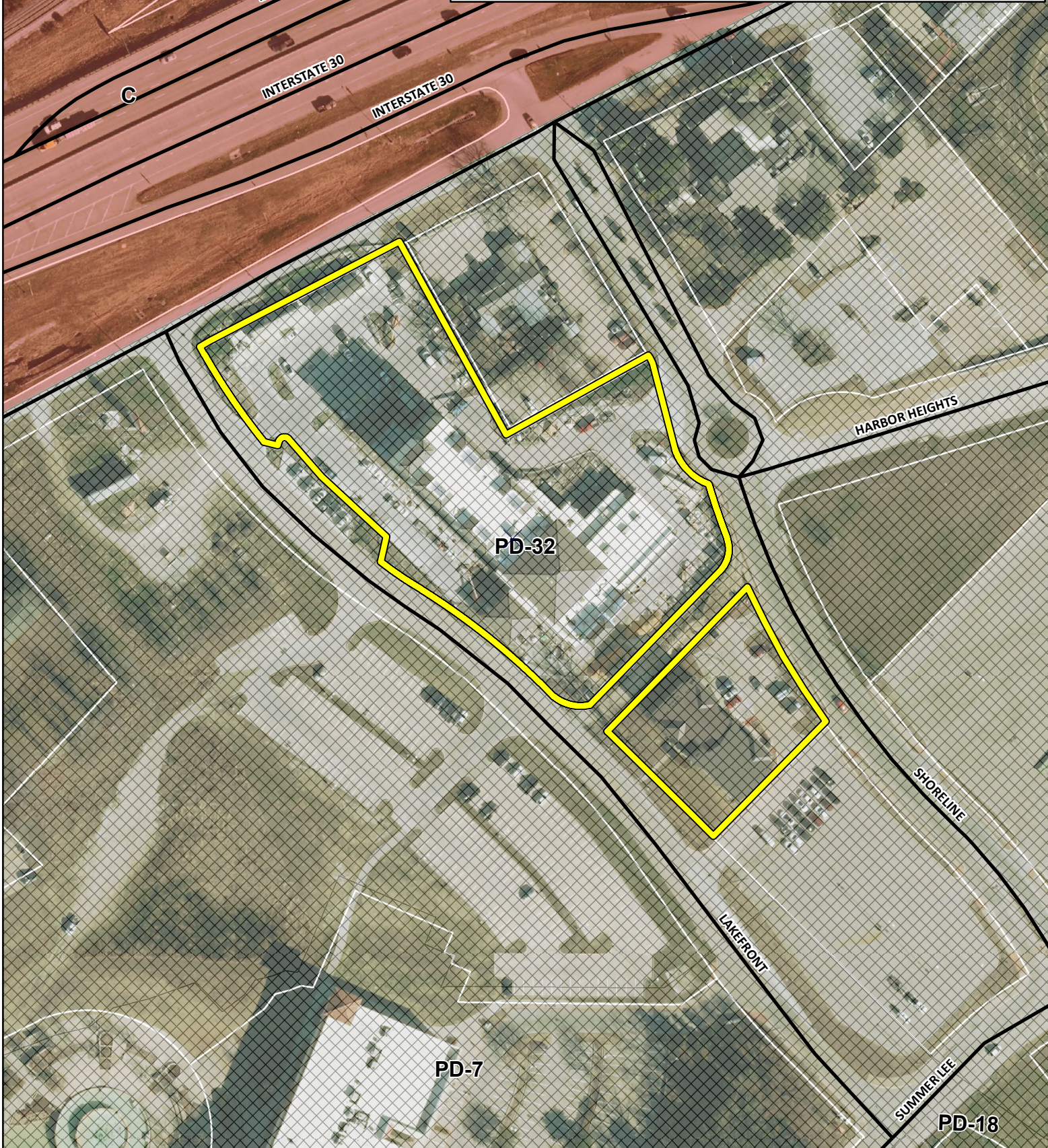
Notary Public in and for the State of Texas



My Commission Expires 01-31-2022

0 37.5 75 150 225 300 Feet
INTERSTATE 30

P2020-013- LOTS 1&2, BLOCK A, SHORELINE MARRIOTT ADDITION
REPLAT - LOCATION MAP = 



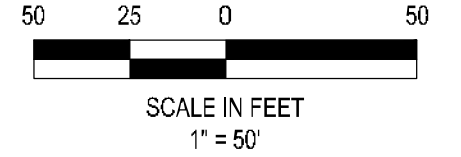
City of Rockwall

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.



tnp



LEGEND

(C.M.) - CONTROLLING MONUMENT
 IRF - IRON ROD FOUND
 CIRF - CAPPED IRON ROD FOUND
 MNF - MAG NAIL FOUND
 NTS - NOT TO SCALE
 R.O.W. - RIGHT OF WAY
 SF - SQUARE FEET
 AC - ACRES
 D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
 O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

- NOTES:**
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202, NAD83(2011) EPOCH 2010) AND TIED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.
 - BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - 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.

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1285.31'	0°23'20"	8.72'	S 28°07'28" E	8.72'
C2	62.98'	52°09'58"	48.09'	S 43°10'41" E	46.46'
C3	779.60'	4°07'37"	56.15'	S 18°51'58" E	56.14'
C4	30.00'	63°29'13"	33.24'	S 12°24'49" W	31.57'
C5	39.00'	55°54'41"	38.08'	N 77°05'20" W	36.57'
C6	663.71'	12°40'50"	146.89'	N 51°50'10" W	146.59'
C7	631.74'	4°18'45"	47.55'	N 95°56'56" W	47.54'
C8	5.50'	123°59'04"	11.90'	S 75°46'03" W	9.71'
C9	625.74'	9°23'08"	102.50'	N 34°19'55" W	102.39'
C10	11309.20'	1°03'04"	207.49'	N 62°22'29" E	207.49'
C11	779.60'	11°05'06"	150.83'	S 30°11'45" E	150.59'

BOUNDARY LINE TABLE

LINE BEARING	DISTANCE
L1	N 45°32'24" W 18.16'
L2	N 13°46'30" E 124.99'
L3	N 42°14'25" W 48.78'
L4	S 13°46'30" W 3.49'
L5	N 76°13'30" W 13.90'
L6	N 29°38'23" W 8.57'
L7	N 59°28'06" E 11.33'

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	44.50'	22°09'45"	17.21'	S 55°14'18" W	17.11'

LOT LINE TABLE

LINE BEARING	DISTANCE
L1	S 38°41'27" W 41.89'
L2	S 45°50'30" E 12.96'
L3	N 35°43'01" E 20.16'

EASEMENT LINE TABLE

LINE BEARING	DISTANCE
L1	S 28°22'44" W 16.84'
L2	S 44°09'30" W 46.53'
L3	S 35°43'01" W 23.54'
L4	S 58°09'26" W 25.85'
L5	N 44°09'30" E 13.86'
L6	N 56°09'26" E 14.23'
L7	S 63°46'55" W 28.99'
L8	S 53°59'33" W 8.51'
L9	S 63°46'55" W 19.29'

**FINAL PLAT OF
 LOT 1, BLOCK A AND LOT 5, BLOCK A
 SHORELINE MARRIOTT ADDITION**

LOT 1, BLOCK A
 107,600 SQUARE FEET OR 2.470 ACRES GROSS
 106,869 SQUARE FEET OR 2.453 ACRES NET AFTER R.O.W. DEDICATION

LOT 5, BLOCK A
 24,948 SQUARE FEET OR 0.573 ACRES GROSS
 24,918 SQUARE FEET OR 0.572 ACRES NET AFTER R.O.W. DEDICATION

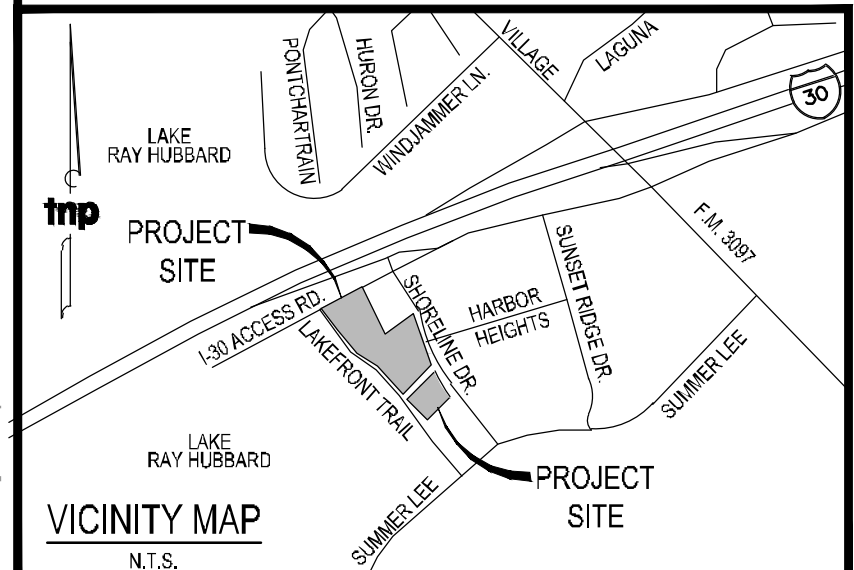
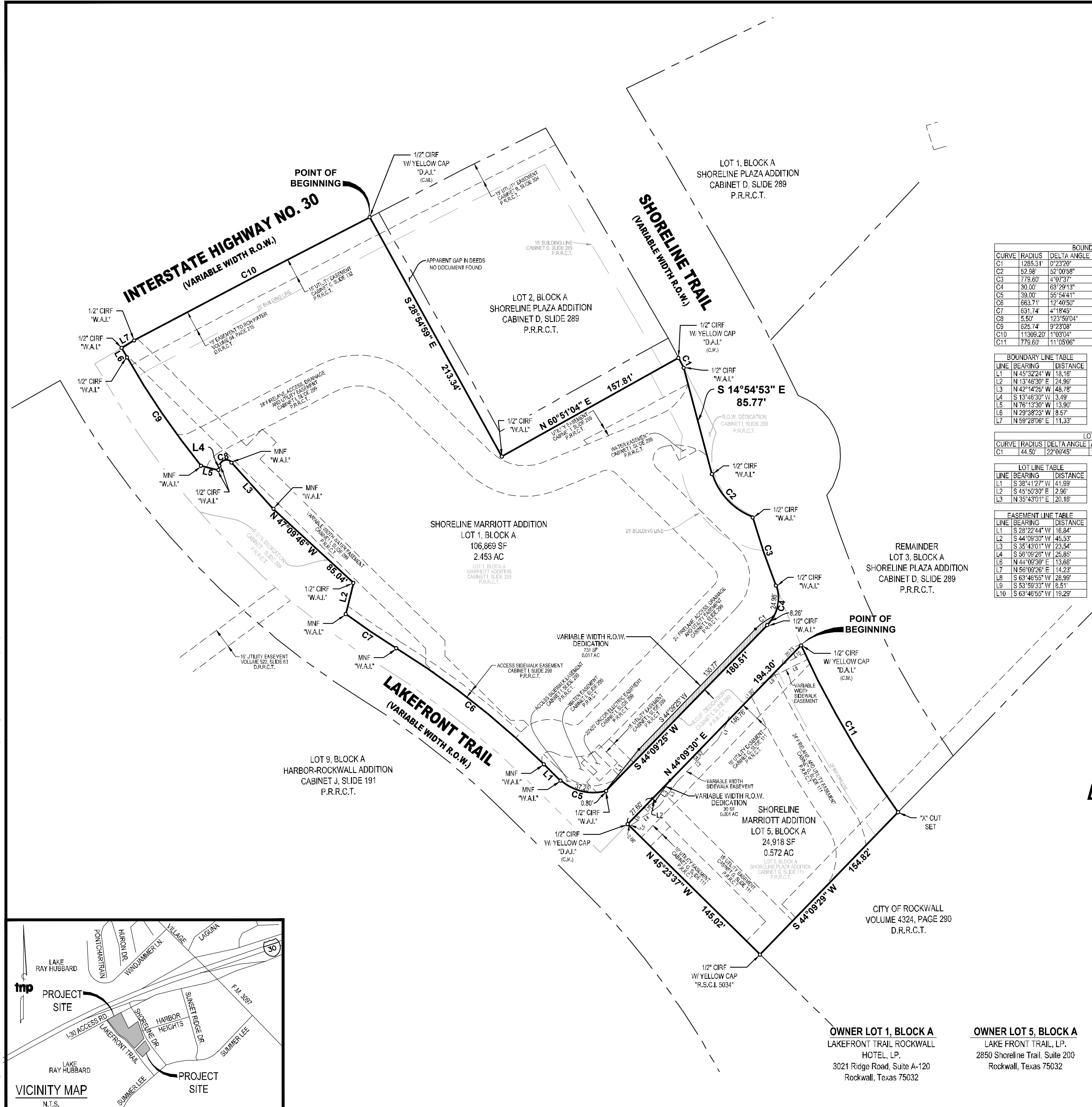
BEING A REPLAT OF LOT 1, BLOCK A, MARRIOTT ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS AND BEING A REPLAT OF LOT 5, BLOCK A, SHORELINE PLAZA ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION
 Project No.: TEK 20059
 Date: February 14, 2020
 Drawn By: JM
 Scale: 1"=50'
 SHEET 1 of 2



SURVEYOR
 TEAGUE LALL AND PERKINS, INC.
 825 Watters Creek Boulevard, Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 T.B.P.L.S. Registration No. 10194381
 www.tnpsc.com

CASE NO. P2020-



Drawing: L:\Projects\TEK 20059\Marriott Addition\Acad\Deliverables\Repl\Plat2020 02 14 TEK 20059 Marriott Addition Repl.dwg at Feb 17, 2020 3:42pm by tnmadox

OWNERS DEDICATION

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 SHORELINE MARRIOTT 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 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 buidings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

- 7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

LAKEFRONT TRAIL ROCKWALL HOTEL, L.P.

Representative:

STATE OF TEXAS;
COUNTY OF ROCKWALL}

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

Given upon my hand and seal of office this ____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

LAKE FRONT TRAIL , L.P.

Representative:

STATE OF TEXAS;
COUNTY OF ROCKWALL}

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

Given upon my hand and seal of office this ____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS;
COUNTY OF ROCKWALL}

LOT 1, BLOCK A

WHEREAS, Lakefront Trail Rockwall Hotel, LP., being the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lot 1, Block A, Shoreline Marriott Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet I, Slide 299, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "DAI" found for the most northerly northeast corner of said Lot 1, Block A, said rod also lying on the southerly line of Interstate Highway No. 30, a variable width right-of-way, also lying 7.75 feet southwest of the northwest corner of Lot 2, Block A of said Shoreline Plaza Addition;

THENCE South 28 degrees 54 minutes 59 seconds East, along the most northerly northeast line of said Lot 1, Block A and lying parallel and 7.75 feet from the westerly line of said Lot 2, Block A, a distance of 213.34 feet to a 1/2 inch iron rod with cap stamped "WAI" found for an ell corner of said Lot 1, Block A;

THENCE North 60 degrees 51 minutes 04 seconds East, along a northwest line of said Lot 1, Block A and lying 17.60 feet south of and parallel from the southerly line of said Lot 2, Block A, a distance of 157.81 feet to a 1/2 inch iron rod with yellow cap stamped "DAI" found for the most easterly north corner of said Lot 1, Block A, also lying on the southwest line of Shoreline Trail a variable width right-of-way and lying in a curve to the right;

THENCE with said curve to the right and said Shoreline Trail with a radius of 1285.31 feet, a central angle of 00 degrees 23 minutes 20 seconds, an arc length of 8.72 feet, a chord bearing of South 28 degrees 07 minutes 28 seconds East, a distance of 8.72 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

THENCE South 14 degrees 54 minutes 53 seconds East, continuing along said Shoreline Trail a distance of 85.77 feet to a 1/2 inch iron rod with cap stamped "WAI" found for the beginning of a curve to the left

THENCE with said curve to the left continuing along said Shoreline Trail with a radius of 52.98 feet, a central angle of 52 degrees 00 minutes 58 seconds, an arc length of 48.09 feet, a chord bearing of South 43 degrees 10 minutes 41 seconds East, a distance of 46.46 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner for the beginning of a compound curve to the left;

THENCE with said compound curve to the left continuing along said Shoreline Trail having a radius of 779.60 feet, a central angle of 04 degrees 07 minutes 37 seconds, an arc length of 56.15 feet, a chord bearing of South 18 degrees 51 minutes 59 seconds East, a distance of 56.14 feet to the beginning of a reverse curve to the right;

THENCE leaving said Shoreline Trail, along the southeast line of said Lot 1, Block A, with said reverse curve to the right having a radius of 30.00 feet, a central angle of 63 degrees 29 minutes 13 seconds, an arc length of 33.24 feet, a chord bearing of South 12 degrees 24 minutes 49 seconds West, a distance of 31.57 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

THENCE South 44 degrees 09 minutes 25 seconds West, along the southeast line of said Lot 1, Block A, a distance of 180.51 feet to a 1/2 inch iron rod with cap stamped "WAI" found for the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 39.00 feet, a central angle of 55 degrees 54 minutes 41 seconds, an arc length of 38.06 feet, a chord bearing of North 77 degrees 05 minutes 20 seconds West, a distance of 36.57 feet to a mag nail stamped "WAI" found lying on the southwest line of said Lot 1, Block A, and the northeast line of Lakefront Trail, a variable width right-of-way;

THENCE along the common line of said Lakefront Trail and Lot 1, Block A, the following courses and distances:

North 45 degrees 32 minutes 24 seconds West, a distance of 18.16 feet to a mag nail stamped "WAI" found for the beginning of a curve to the left;

with said curve to the left having a radius of 663.71 feet, a central angle of 12 degrees 40 minutes 50 seconds, an arc length of 146.89 feet, a chord bearing of North 51 degrees 50 minutes 10 seconds West, a distance of 146.59 feet to a mag nail stamped "WAI" found for the beginning of a reverse curve to the right;

with said reverse curve to the right having a radius of 631.74 feet, a central angle of 04 degrees 18 minutes 45 seconds, an arc length of 47.55 feet, a chord bearing of North 55 degrees 56 minutes 56 seconds West, a distance of 47.54 feet to a mag nail stamped "WAI" found for corner;

North 13 degrees 46 minutes 30 seconds East, a distance of 24.99 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

North 47 degrees 09 minutes 46 seconds West, a distance of 85.04 feet to a mag nail stamped "WAI" found for corner;

North 42 degrees 14 minutes 25 seconds West, a distance of 48.78 feet to a mag nail stamped "WAI" found for corner at the beginning of a curve to the left;

with said curve to the left having a radius of 5.50 feet, a central angle of 123 degrees 59 minutes 04 seconds, an arc length of 11.90 feet, a chord bearing of South 75 degrees 46 minutes 03 seconds West, a distance of 9.71 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED I hereby certify that the above and foregoing plat of SHORELINE MARRIOTT ADDITION, 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

OWNER LOT 1, BLOCK A LAKEFRONT TRAIL ROCKWALL HOTEL, LP. 3021 Ridge Road, A-120 Rockwall, Texas 75032

OWNER LOT 5, BLOCK A LAKE FRONT TRAIL, LP. 2850 Shoreline Trail, Suite 200 Rockwall, Texas 75032

PROJECT INFORMATION Project No.: TEK 20059 Date: February 14, 2020 Drawn By: JM Scale: 1"=50' SHEET 2 of 2



CASE NO. P2020-_____

SURVEYOR TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpsc.com

South 13 degrees 46 minutes 30 seconds West, a distance of 3.49 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

North 76 degrees 13 minutes 30 seconds West, a distance of 13.90 feet to a mag nail stamped "WAI" found for the beginning of a curve to the right;

with said curve to the right having a radius of 625.74 feet, a central angle of 09 degrees 23 minutes 08 seconds, an arc length of 102.50 feet, a chord bearing of North 34 degrees 19 minutes 55 seconds West, a distance of 102.39 feet 1/2 inch iron rod with cap stamped "WAI" found for corner;

North 29 degrees 38 minutes 23 seconds West, a distance of 8.57 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner lying on the southerly line of the aforementioned Interstate Highway No. 30;

THENCE North 59 degrees 28 minutes 06 seconds East, along the southerly line of said Interstate Highway No. 30 and the northerly line of said Lot 1, Block A, a distance of 11.33 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right, the southerly line of said Interstate Highway No. 30, and the northerly line of said Lot 1, Block A with a radius of 11309.20 feet, a central angle of 01 degrees 03 minutes 04 seconds, an arc length of 207.49 feet, and a chord which bears North 62 degrees 22 minutes 29 seconds East, a chord length of 207.49 feet to the POINT OF BEGINNING, containing 107,600 square feet, or 2.470 acres of land.

LOT 5, BLOCK A

WHEREAS, Lakefront Trail, LP., being the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lot 5, Block A, Shoreline Marriott Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet G, Slide 111, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "DAI" found for north corner of said Lot 5, Block A, also lying on the southwest line of Shoreline Trail, a variable width right-of-way and being the beginning of a curve to the left;

THENCE along the northeast line of said Lot 5, Block A and the southwest line of said Shoreline Trail with said curve to the left having a radius of 779.60 feet, a central angle of 11 degrees 05 minutes 06 seconds, an arc length of 150.83 feet, a chord bearing of South 30 degrees 11 minutes 45 seconds East, a distance of 150.59 feet to an "X" cut set for the east corner of said Lot 5, Block A, also lying on the northwest line of a tract of land described by deed to the City of Rockwall recorded in volume 4324, Page 290 of the Deed Records of Rockwall County, Texas;

THENCE South 44 degrees 09 minutes 29 seconds West, along the southeast line of said Lot 5, Block A and the northwest line of said City of Rockwall Tract, a distance of 154.82 feet to a 1/2 inch iron rod with cap stamped "R.S.C.I. 5034" found for the south corner of said Lot 5, Block A, also lying on the northeast line of Lakefront Trail, a variable width right-of-way;

THENCE North 45 degrees 23 minutes 37 seconds West, along the southwest line of said lot 5, Block A and the northeast line of said Lakefront Trail, a distance of 145.02 feet to a 1/2 inch iron rod with cap stamped "DAI" found for the west corner of said Lot 5, Block A;

THENCE North 44 degrees 09 minutes 30 seconds East, along the northwest line of said Lot 5, Block A, a distance of 194.30 feet to the POINT OF BEGINNING, containing 24,948 square feet, or 0.572 of an acre of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020

BRIAN J. MADDOX, R.P.L.S. NO. 5430

FINAL PLAT OF LOT 1, BLOCK A AND LOT 5, BLOCK A SHORELINE MARRIOTT ADDITION

LOT 1, BLOCK A 107,600 SQUARE FEET OR 2.470 ACRES GROSS 106,869 SQUARE FEET OR 2.453 ACRES NET AFTER R.O.W. DEDICATION LOT 5, BLOCK A 24,948 SQUARE FEET OR 0.573 ACRES GROSS 24,918 SQUARE FEET OR 0.572 ACRES NET AFTER R.O.W. DEDICATION

BEING A REPLAT OF LOT 1, BLOCK A, MARRIOTT ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS AND BEING A REPLAT OF LOT 5, BLOCK A, SHORELINE PLAZA ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: April 20, 2020
APPLICANT: Cameron Slown; *Teague, Nall and Perkins, Inc.*
CASE NUMBER: P2020-013.; *Lots 1 & 2, Block A, Shoreline Marriott Addition*

SUMMARY

Consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Tom Kirkland of Lakefront Trail Rockwall Hotel, LP for the approval of a Replat for Lots 1 & 2, Block A, Shoreline Marriott Addition being a 3.025-acre tract of land identified as Lot 1, Block A, Marriott Addition and Lot 5, Block A, Shoreline Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2601 Lakefront Trail and 2850 Shoreline Trail, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 3.025-acre tract of land (*i.e. Lots 1 & 2, Block A, Shoreline Marriott Addition*) for purpose of dedicating additional right-of-way (*i.e. 761 SF or 0.018-acres*) between Lakefront Trail and Shoreline Trail and widening an existing access drive that intersects the two (2) lots. Additionally, the replat will incorporate both properties and create the *Shoreline Marriott Addition*.
- On February 17, 2003, the City Council approved a zoning change for the subject property from an Agricultural (AG) District to a General Retail (GR) District by *Ordinance No. 03-08 [Case No. PZ2002-095-01]*. This designation was changed to Planned Development District 32 (PD-32) on September 20, 2010 by *Ordinance No. 10-21*. On November 11, 2008, the Planning and Zoning Commission approved a site plan [*i.e. SP2008-030*] and recommended approval of the associated variances for the office building on *Lot 2* of the subject property. On November 17, 2008, the City Council approved the variances and exceptions as requested by the applicant. On March 2, 2015, the City Council approved a Specific Use Permit (SUP) [*i.e. Z2014-040*] for a hotel use (*i.e. Spring Hill Suites*) on *Lot 1* of the subject property. On February 10, 2015, the Planning and Zoning Commission approved a site plan [*i.e. SP2014-034*] and recommended approval of associated variances for the hotel. On March 2, 2015, the City Council approved the variances as requested by the applicant.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lots 1 & 2, Block A, Shoreline Marriott Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (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 April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat by a vote of 6-0, with Chairman Chodun absent.

City of Rockwall Project Plan Review History



Project Number P2020-013	Owner LAKEFRONT TRAIL ROCKWALL HOTEL	Applied 3/20/2020 AG
Project Name Lots 1&2, Block A, Shoreline Marriott	Applicant CAMERON SLOWN	Approved
Type REPLAT Addition		Closed
Subtype REPLAT		Expired
Status Staff Review		Status

Site Address 2601 LAKEFRONT TR	City, State Zip ROCKWALL, TX 75032	Zoning
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Subdivision SHORELINE PLAZA ADDITION	Tract 1	Block A	Lot No 1	Parcel No 4377-000A-0001-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING (3/26/2020 2:20 PM SJ) M - You must tie two points to Rockwall GPS. This is given as a Northing and Easting.	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	COMMENTS	Must tie two points to GPS.
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
GIS	Lance Singleton	3/20/2020	3/27/2020				
PLANNING	David Gonzales	3/20/2020	3/27/2020	3/30/2020	10	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(3/30/2020 4:30 PM DG)						
P2020-013; Replat for Lots 1 & 2, Block A, Shoreline Marriott Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of a Replat for Lots 1 & 2, Block A, Shoreline Marriott Addition being a 3.025-acre tract of land identified as Lot 1, Block A, Marriott Addition and Lot 5, Block A, Shoreline Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2601 Lakefront Trail and 2850 Shoreline Trail						
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 (P2020-013) in the lower right-hand corner of all pages of all revised plan submittals.						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 32 (PD-32), the IH-30 Overlay (IH-30 OV) District and the General Commercial District Standards of Article V, that are applicable to the subject property. [§01.02(D), Art. 11, UDC]						
M.5 Correct Title Block to read as follows:						
Final Plat						
Lots 1 & 2, Block A, Shoreline Marriott Addition						
Being a replat of Lot 1, Block A, Marriott Addition						
And Lot 5, Block A, Shoreline Plaza Addition						
Containing a total of 3.025-acres						
And Situated in the M.J. Barksdale Survey, Abstract No. 11						
An Addition to the City of Rockwall, Rockwall County, Texas						
M.6 The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas North Central [7202], US Survey Feet). [§01.02(D), Art. 11, UDC]						
M. 7 Correct 'Lot 5' and relabel as 'Lot 2, Block A, Shoreline Marriott Addition. [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.8 Indicate all existing and proposed corner clips and any subsequent dedication [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.9 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies						
I.10 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.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 The Planning and Zoning Work Meeting will be held on April 14, 2020.						
I.13 The City Council meeting for this case is scheduled to be held on April 20, 2020.						
I.14 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.						



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-013

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) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ³
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ³ $(300+3.025*20)=\$360.50$
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 2601 LAKEFRONT TRAIL / 2850 SHORELINE TRAIL

Subdivision MARRIOTT ADDITION/SHORELINE TRAIL ADD. Lot 1/5 Block A/A

General Location BOTH PROPERTIES NEAR THE INTERSECTION OF SHORELINE TR. AND HARBOR HEIGHTS DR

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	<u>PD-32</u>	Current Use	<u>HOTEL/COMMERCIAL</u>
Proposed Zoning	<u>PD-32</u>	Proposed Use	<u>SAME AS ABOVE</u>
Acreage	<u>3.025</u>	Lots [Current]	<u>2</u>
		Lots [Proposed]	<u>2</u>

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	<u>LAKEFRONT TRAIL ROCKWALL HOTEL, LP</u>	<input type="checkbox"/> Applicant	<u>TEAGUE, NALL AND PERKINS, INC.</u>
Contact Person	<u>TOM KIRKLAND</u>	Contact Person	<u>Cameron Slown</u>
Address	<u>3021 Ridge Road A-120,</u>	Address	<u>825 Watters Creek Blvd, M300</u>
City, State & Zip	<u>Rockwall, TX 75032</u>	City, State & Zip	<u>Allen, TX 75013</u>
Phone	<u>214-802-2964</u>	Phone	<u>972-737-8720</u>
E-Mail	<u>tom@tekmakdevelopment.com</u>	E-Mail	<u>cslown@tnpinc.com</u>

NOTARY VERIFICATION [REQUIRED]

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

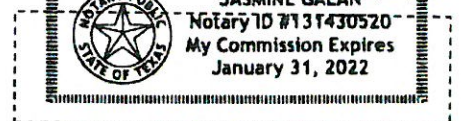
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$360.50, to cover the cost of this application, has been paid to the City of Rockwall on this the 24th day of February, 2020. By signing this application, 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 24th day of February, 2020

Owner's Signature

Thomas E Kirkland
Jasmine Galan

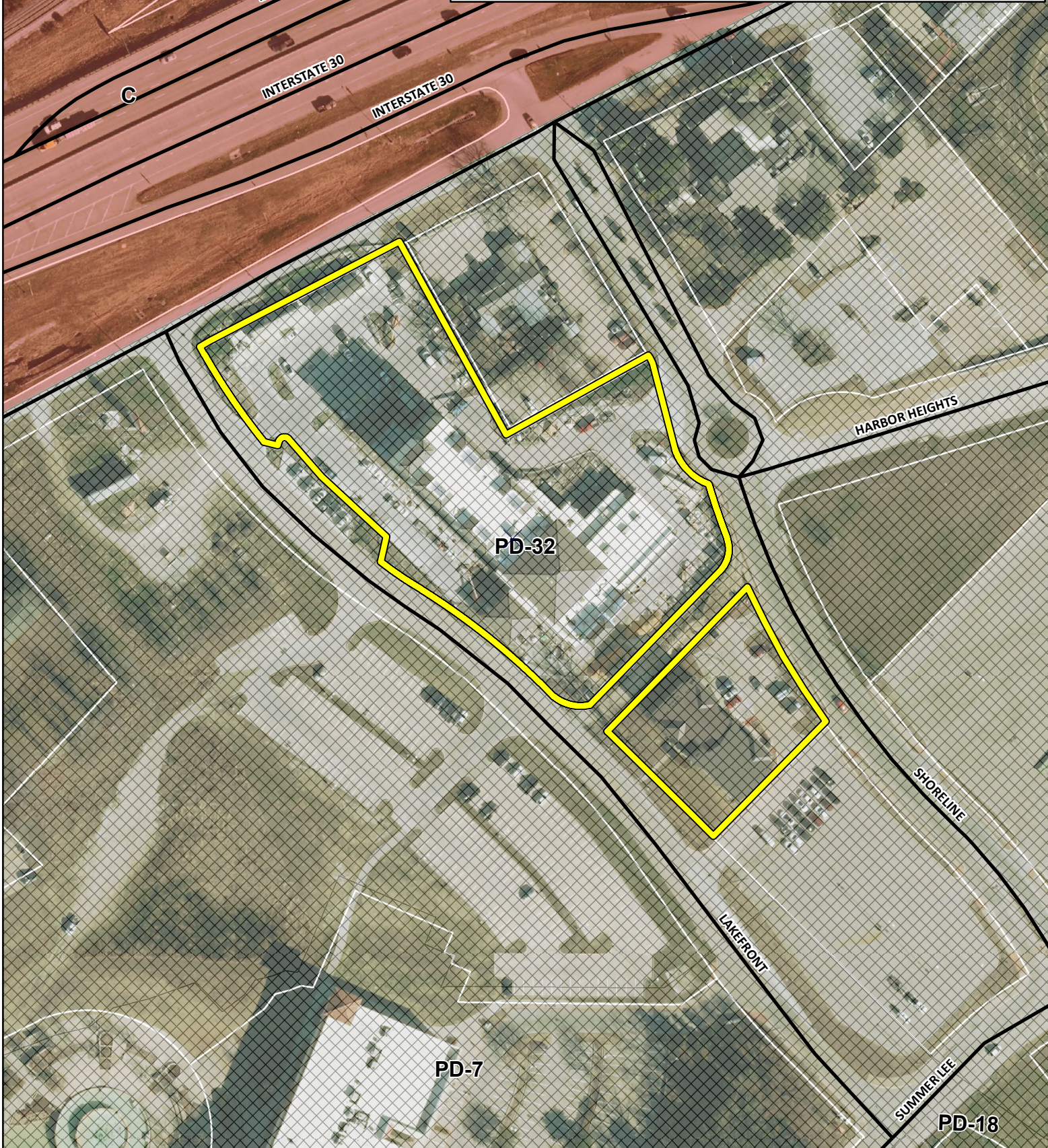
Notary Public in and for the State of Texas



My Commission Expires 01-31-2022



P2020-013- LOTS 1&2, BLOCK A, SHORELINE MARRIOTT ADDITION
REPLAT - LOCATION MAP =



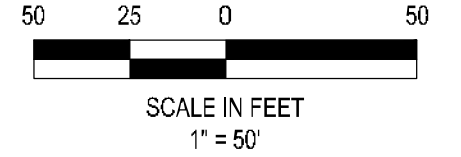
City of Rockwall

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.



tnp



LEGEND

(C.M.) - CONTROLLING MONUMENT
 IRF - IRON ROD FOUND
 CIRF - CAPPED IRON ROD FOUND
 MNF - MAG NAIL FOUND
 NTS - NOT TO SCALE
 R.O.W. - RIGHT OF WAY
 SF - SQUARE FEET
 AC - ACRES
 D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
 O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

- NOTES:**
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202, NAD83(2011) EPOCH 2010) AND TIED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.
 - BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - 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.

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1285.31'	0°23'20"	8.72'	S 28°07'28" E	8.72'
C2	62.98'	52°09'58"	48.09'	S 43°10'41" E	46.46'
C3	779.60'	4°07'37"	56.15'	S 18°51'58" E	56.14'
C4	30.00'	63°29'13"	33.24'	S 12°24'49" W	31.57'
C5	39.00'	55°54'41"	38.08'	N 77°05'20" W	36.57'
C6	663.71'	12°40'50"	146.89'	N 51°50'10" W	146.59'
C7	631.74'	4°18'45"	47.55'	N 95°56'56" W	47.54'
C8	5.50'	123°59'04"	11.90'	S 75°46'03" W	9.71'
C9	625.74'	9°23'08"	102.50'	N 34°19'55" W	102.39'
C10	11309.20'	1°03'04"	207.49'	N 62°22'29" E	207.49'
C11	779.60'	11°05'06"	150.83'	S 30°11'45" E	150.59'

BOUNDARY LINE TABLE

LINE BEARING	DISTANCE
L1	N 45°32'24" W 18.16'
L2	N 13°46'30" E 124.99'
L3	N 42°14'25" W 48.78'
L4	S 13°46'30" W 3.49'
L5	N 76°13'30" W 13.90'
L6	N 29°38'23" W 8.57'
L7	N 59°28'06" E 11.33'

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	44.50'	22°09'45"	17.21'	S 55°14'18" W	17.11'

LOT LINE TABLE

LINE BEARING	DISTANCE
L1	S 38°41'27" W 41.89'
L2	S 45°50'30" E 12.96'
L3	N 35°43'01" E 20.16'

EASEMENT LINE TABLE

LINE BEARING	DISTANCE
L1	S 28°22'44" W 16.84'
L2	S 44°09'30" W 46.53'
L3	S 35°43'01" W 23.54'
L4	S 58°09'25" W 25.85'
L5	N 44°09'30" E 13.86'
L6	N 56°09'26" E 14.23'
L7	S 63°46'55" W 28.99'
L8	S 53°59'33" W 8.51'
L9	S 63°46'55" W 19.29'

**FINAL PLAT OF
 LOT 1, BLOCK A AND LOT 5, BLOCK A
 SHORELINE MARRIOTT ADDITION**

LOT 1, BLOCK A
 107,600 SQUARE FEET OR 2.470 ACRES GROSS
 106,869 SQUARE FEET OR 2.453 ACRES NET AFTER R.O.W. DEDICATION

LOT 5, BLOCK A
 24,948 SQUARE FEET OR 0.573 ACRES GROSS
 24,918 SQUARE FEET OR 0.572 ACRES NET AFTER R.O.W. DEDICATION

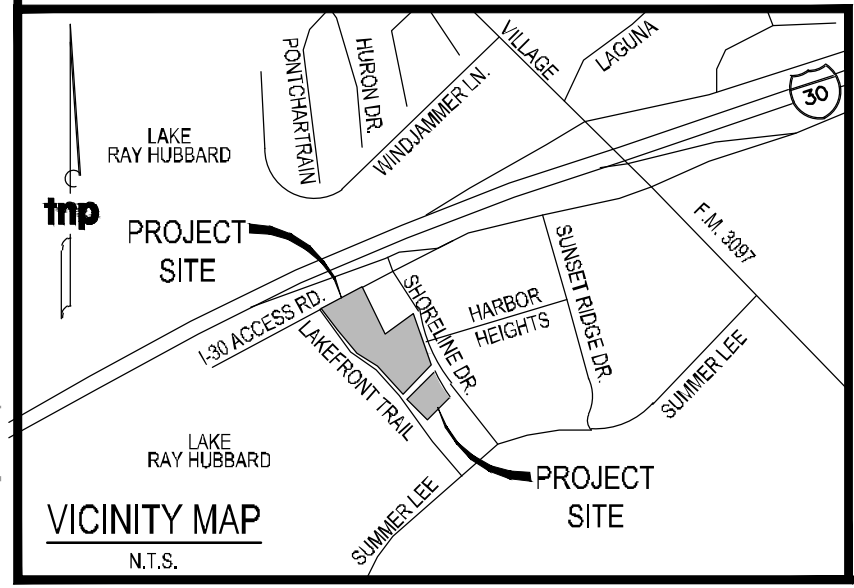
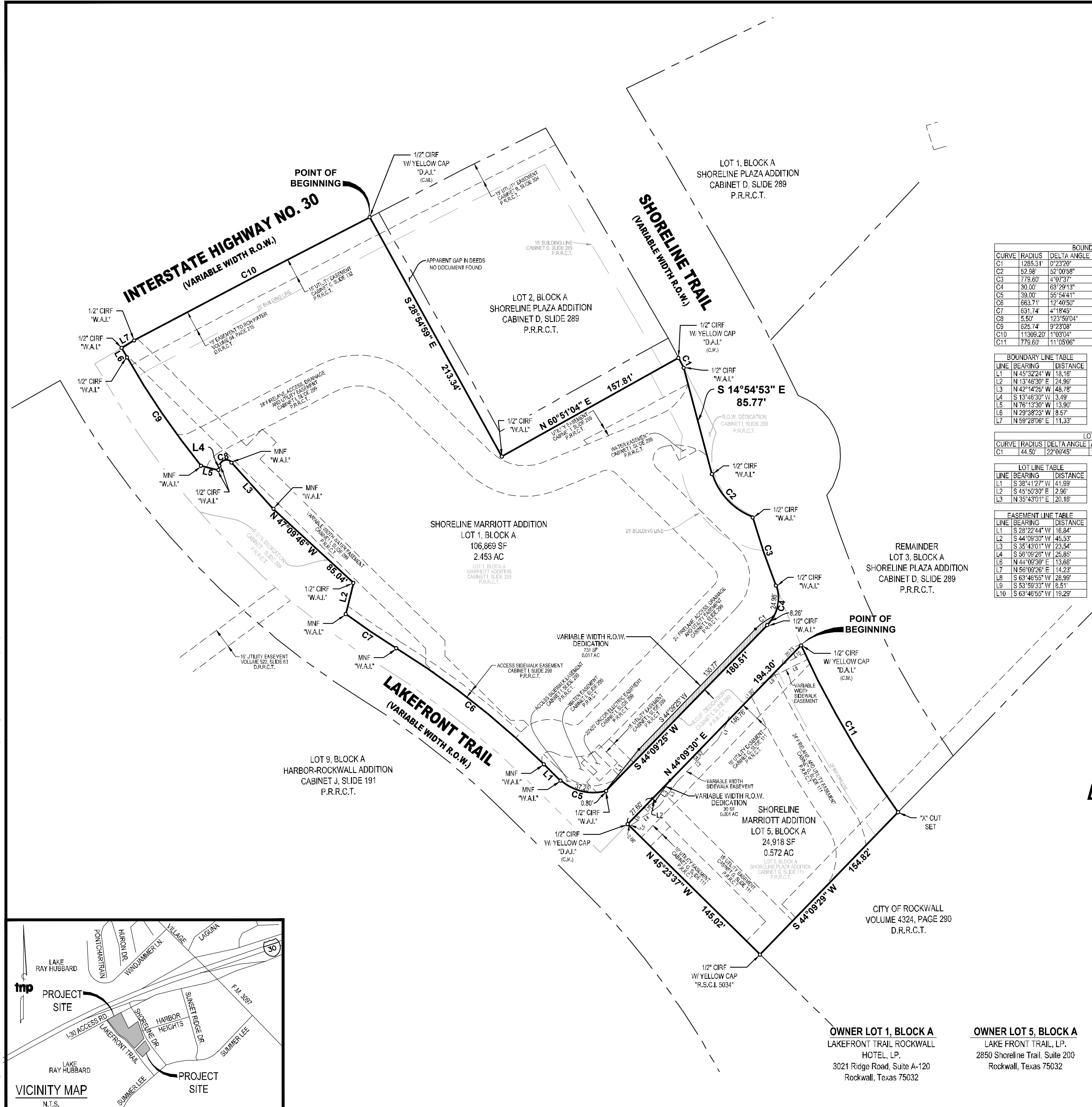
BEING A REPLAT OF LOT 1, BLOCK A, MARRIOTT ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS AND BEING A REPLAT OF LOT 5, BLOCK A, SHORELINE PLAZA ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION
 Project No.: TEK 20059
 Date: February 14, 2020
 Drawn By: JM
 Scale: 1"=50'
 SHEET 1 of 2



SURVEYOR
 TEAGUE LALL AND PERKINS, INC.
 825 Watters Creek Boulevard, Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 T.B.P.L.S. Registration No. 10194381
 www.tnpsc.com

CASE NO. P2020-



Drawing: L:\Projects\TEK 20059 Marriott Addition\Acad\Deliverables\Repl\Plat2020 02 14 TEK 20059 Marriott Addition Repl.dwg at Feb 17, 2020 3:42pm by tnmaddox

OWNERS DEDICATION

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 SHORELINE MARRIOTT 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 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 buidings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

- 7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

LAKEFRONT TRAIL ROCKWALL HOTEL, L.P.

Representative:

STATE OF TEXAS;
COUNTY OF ROCKWALL}

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

Given upon my hand and seal of office this ____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

LAKE FRONT TRAIL , L.P.

Representative:

STATE OF TEXAS;
COUNTY OF ROCKWALL}

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

Given upon my hand and seal of office this ____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS;
COUNTY OF ROCKWALL}

LOT 1, BLOCK A

WHEREAS, Lakefront Trail Rockwall Hotel, LP., being the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lot 1, Block A, Shoreline Marriott Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet I, Slide 299, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "DAI" found for the most northerly northeast corner of said Lot 1, Block A, said rod also lying on the southerly line of Interstate Highway No. 30, a variable width right-of-way, also lying 7.75 feet southwest of the northwest corner of Lot 2, Block A of said Shoreline Plaza Addition;

THENCE South 28 degrees 54 minutes 59 seconds East, along the most northerly northeast line of said Lot 1, Block A and lying parallel and 7.75 feet from the westerly line of said Lot 2, Block A, a distance of 213.34 feet to a 1/2 inch iron rod with cap stamped "WAI" found for an ell corner of said Lot 1, Block A;

THENCE North 60 degrees 51 minutes 04 seconds East, along a northwest line of said Lot 1, Block A and lying 17.60 feet south of and parallel from the southerly line of said Lot 2, Block A, a distance of 157.81 feet to a 1/2 inch iron rod with yellow cap stamped "DAI" found for the most easterly north corner of said Lot 1, Block A, also lying on the southwest line of Shoreline Trail a variable width right-of-way and lying in a curve to the right;

THENCE with said curve to the right and said Shoreline Trail with a radius of 1285.31 feet, a central angle of 00 degrees 23 minutes 20 seconds, an arc length of 8.72 feet, a chord bearing of South 28 degrees 07 minutes 28 seconds East, a distance of 8.72 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

THENCE South 14 degrees 54 minutes 53 seconds East, continuing along said Shoreline Trail a distance of 85.77 feet to a 1/2 inch iron rod with cap stamped "WAI" found for the beginning of a curve to the left

THENCE with said curve to the left continuing along said Shoreline Trail with a radius of 52.98 feet, a central angle of 52 degrees 00 minutes 58 seconds, an arc length of 48.09 feet, a chord bearing of South 43 degrees 10 minutes 41 seconds East, a distance of 46.46 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner for the beginning of a compound curve to the left;

THENCE with said compound curve to the left continuing along said Shoreline Trail having a radius of 779.60 feet, a central angle of 04 degrees 07 minutes 37 seconds, an arc length of 56.15 feet, a chord bearing of South 18 degrees 51 minutes 59 seconds East, a distance of 56.14 feet to the beginning of a reverse curve to the right;

THENCE leaving said Shoreline Trail, along the southeast line of said Lot 1, Block A, with said reverse curve to the right having a radius of 30.00 feet, a central angle of 63 degrees 29 minutes 13 seconds, an arc length of 33.24 feet, a chord bearing of South 12 degrees 24 minutes 49 seconds West, a distance of 31.57 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

THENCE South 44 degrees 09 minutes 25 seconds West, along the southeast line of said Lot 1, Block A, a distance of 180.51 feet to a 1/2 inch iron rod with cap stamped "WAI" found for the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 39.00 feet, a central angle of 55 degrees 54 minutes 41 seconds, an arc length of 38.06 feet, a chord bearing of North 77 degrees 05 minutes 20 seconds West, a distance of 36.57 feet to a mag nail stamped "WAI" found lying on the southwest line of said Lot 1, Block A, and the northeast line of Lakefront Trail, a variable width right-of-way;

THENCE along the common line of said Lakefront Trail and Lot 1, Block A, the following courses and distances:

North 45 degrees 32 minutes 24 seconds West, a distance of 18.16 feet to a mag nail stamped "WAI" found for the beginning of a curve to the left;

with said curve to the left having a radius of 663.71 feet, a central angle of 12 degrees 40 minutes 50 seconds, an arc length of 146.89 feet, a chord bearing of North 51 degrees 50 minutes 10 seconds West, a distance of 146.59 feet to a mag nail stamped "WAI" found for the beginning of a reverse curve to the right;

with said reverse curve to the right having a radius of 631.74 feet, a central angle of 04 degrees 18 minutes 45 seconds, an arc length of 47.55 feet, a chord bearing of North 55 degrees 56 minutes 56 seconds West, a distance of 47.54 feet to a mag nail stamped "WAI" found for corner;

North 13 degrees 46 minutes 30 seconds East, a distance of 24.99 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

North 47 degrees 09 minutes 46 seconds West, a distance of 85.04 feet to a mag nail stamped "WAI" found for corner;

North 42 degrees 14 minutes 25 seconds West, a distance of 48.78 feet to a mag nail stamped "WAI" found for corner at the beginning of a curve to the left;

with said curve to the left having a radius of 5.50 feet, a central angle of 123 degrees 59 minutes 04 seconds, an arc length of 11.90 feet, a chord bearing of South 75 degrees 46 minutes 03 seconds West, a distance of 9.71 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED I hereby certify that the above and foregoing plat of SHORELINE MARRIOTT ADDITION, 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

OWNER LOT 1, BLOCK A LAKEFRONT TRAIL ROCKWALL HOTEL, LP. 3021 Ridge Road, A-120 Rockwall, Texas 75032

OWNER LOT 5, BLOCK A LAKE FRONT TRAIL, LP. 2850 Shoreline Trail, Suite 200 Rockwall, Texas 75032

PROJECT INFORMATION Project No.: TEK 20059 Date: February 14, 2020 Drawn By: JM Scale: 1"=50' SHEET 2 of 2



CASE NO. P2020-_____

SURVEYOR TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnppinc.com

South 13 degrees 46 minutes 30 seconds West, a distance of 3.49 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

North 76 degrees 13 minutes 30 seconds West, a distance of 13.90 feet to a mag nail stamped "WAI" found for the beginning of a curve to the right;

with said curve to the right having a radius of 625.74 feet, a central angle of 09 degrees 23 minutes 08 seconds, an arc length of 102.50 feet, a chord bearing of North 34 degrees 19 minutes 55 seconds West, a distance of 102.39 feet 1/2 inch iron rod with cap stamped "WAI" found for corner;

North 29 degrees 38 minutes 23 seconds West, a distance of 8.57 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner lying on the southerly line of the aforementioned Interstate Highway No. 30;

THENCE North 59 degrees 28 minutes 06 seconds East, along the southerly line of said Interstate Highway No. 30 and the northerly line of said Lot 1, Block A, a distance of 11.33 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right, the southerly line of said Interstate Highway No. 30, and the northerly line of said Lot 1, Block A with a radius of 11309.20 feet, a central angle of 01 degrees 03 minutes 04 seconds, an arc length of 207.49 feet, and a chord which bears North 62 degrees 22 minutes 29 seconds East, a chord length of 207.49 feet to the POINT OF BEGINNING, containing 107,600 square feet, or 2.470 acres of land.

LOT 5, BLOCK A

WHEREAS, Lakefront Trail, LP., being the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lot 5, Block A, Shoreline Marriott Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet G, Slide 111, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "DAI" found for north corner of said Lot 5, Block A, also lying on the southwest line of Shoreline Trail, a variable width right-of-way and being the beginning of a curve to the left;

THENCE along the northeast line of said Lot 5, Block A and the southwest line of said Shoreline Trail with said curve to the left having a radius of 779.60 feet, a central angle of 11 degrees 05 minutes 06 seconds, an arc length of 150.83 feet, a chord bearing of South 30 degrees 11 minutes 45 seconds East, a distance of 150.59 feet to an "X" cut set for the east corner of said Lot 5, Block A, also lying on the northwest line of a tract of land described by deed to the City of Rockwall recorded in volume 4324, Page 290 of the Deed Records of Rockwall County, Texas;

THENCE South 44 degrees 09 minutes 29 seconds West, along the southeast line of said Lot 5, Block A and the northwest line of said City of Rockwall Tract, a distance of 154.82 feet to a 1/2 inch iron rod with cap stamped "R.S.C.I. 5034" found for the south corner of said Lot 5, Block A, also lying on the northeast line of Lakefront Trail, a variable width right-of-way;

THENCE North 45 degrees 23 minutes 37 seconds West, along the southwest line of said lot 5, Block A and the northeast line of said Lakefront Trail, a distance of 145.02 feet to a 1/2 inch iron rod with cap stamped "DAI" found for the west corner of said Lot 5, Block A;

THENCE North 44 degrees 09 minutes 30 seconds East, along the northwest line of said Lot 5, Block A, a distance of 194.30 feet to the POINT OF BEGINNING, containing 24,948 square feet, or 0.572 of an acre of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020

BRIAN J. MADDOX, R.P.L.S. NO. 5430

FINAL PLAT OF LOT 1, BLOCK A AND LOT 5, BLOCK A SHORELINE MARRIOTT ADDITION

LOT 1, BLOCK A 107,600 SQUARE FEET OR 2.470 ACRES GROSS 106,869 SQUARE FEET OR 2.453 ACRES NET AFTER R.O.W. DEDICATION LOT 5, BLOCK A 24,948 SQUARE FEET OR 0.573 ACRES GROSS 24,918 SQUARE FEET OR 0.572 ACRES NET AFTER R.O.W. DEDICATION

BEING A REPLAT OF LOT 1, BLOCK A, MARRIOTT ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS AND BEING A REPLAT OF LOT 5, BLOCK A, SHORELINE PLAZA ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS



April 30, 2020

TO: Cameron Slown
Teague, Nall and Perkins, Inc.
825 Watters Creek Blvd, M300
Allen, TX 75013

CC: Tom Kirkland
3021 Ridge Road, A-120
Rockwall, TX 75032

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

SUBJECT: P2020-013.; *Lots 1 & 2, Block A, Shoreline Marriott Addition*

Cameron Slown:

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 April 20, 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;

Planning Staff Comments:

- a) For reference, include the case number (P2020-013) in the lower right-hand corner of all pages of all revised plan submittals.
- b) This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 32 (PD-32), the IH-30 Overlay (IH-30 OV) District and the General Commercial District Standards of Article V, that are applicable to the subject property. [*§01.02(D), Art. 11, UDC*].
- c) Correct Title Block to read as follows:
Final Plat
Lots 1 & 2, Block A, Shoreline Marriott Addition
Being a replat of Lot 1, Block A, Marriott Addition
And Lot 5, Block A, Shoreline Plaza Addition
Containing a total of 3.025-acres
And Situated in the M.J. Barksdale Survey, Abstract No. 11
An Addition to the City of Rockwall, Rockwall County, Texas
- d) The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet). [*§01.02(D), Art. 11, UDC*]
- e) Correct 'Lot 5' and relabel as 'Lot 2, Block A, Shoreline Marriott Addition'. [*Chapter 38, Subdivision Regulations, Municipal Code of Ordinances*]
- f) Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.

Engineering Staff Comments:

- a) You must tie two points to Rockwall GPS. This is given as a Northing and Easting.
- (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 April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat by a vote of 6-0, with Chairman Chodun absent.

City Council

On April 20, 2020, the City Council made a motion to approve the plat with staff conditions. The motion passed by a vote of 7-0.

Plat Filing Instructions

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 \$130.00 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 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a 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