



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-006 P&Z DATE 3/9/2021 CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

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

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

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input 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 # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

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

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

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address **2424 Ridge Road**

Subdivision **MTA Andrews Addition**

Lot **1, 2, and 3** Block **A**

General Location **Southwest corner of Turtle Cove and Ridge Road**

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

Current Zoning **C**

Current Use **Office**

Proposed Zoning **C**

Proposed Use **Office**

Acreage **9.6990**

Lots [Current] **3**

Lots [Proposed] **3**

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

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

Owner **2424 MTA Realty, LLC**

Applicant **Kimley-Horn**

Contact Person **Mark Andrews**

Contact Person **Joseph Hornisher**

Address **1900 Dalrock Rd.**

Address **13455 Noel Road**

City, State & Zip **Rowlett, Texas 75088**

City, State & Zip **Dallas, Texas 75240**

Phone **469-298-1594**

Phone **972-776-1729**

E-Mail \_\_\_\_\_

E-Mail **Joseph.Hornisher@Kimley-horn.com**

## NOTARY VERIFICATION [REQUIRED]

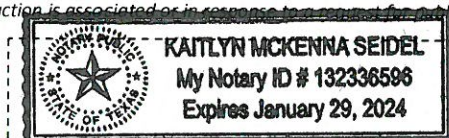
Before me, the undersigned authority, on this day personally appeared Mark Andrews [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for that information."

Given under my hand and seal of office on this the 22nd day of December, 20 20

Owner's Signature \_\_\_\_\_

Notary Public in and for the State of Texas \_\_\_\_\_



My Commission Expires 1/29/2024

KIMLEY-HORN & ASSOC., INC.  
421 FAYETTEVILLE STREET  
SUITE 600  
RALEIGH, NC 27601  
919-677-2000

WELLS FARGO BANK, N.A.  
Charlotte, NC  
66-156/531

216802048

DATE	CONTROL NO.	AMOUNT
12/31/2020	216802048	\$493.98

**PAY** Four Hundred Ninety Three And 98/100 Dollars

**To The  
Order Of**

CITY OF ROCKWALL  
PLANNING DEPARTMENT  
385 SOUTH GOLIAD ST  
ROCKWALL, TX 75087

Memo: \_\_\_\_\_

⑈ 216802048 ⑆ ⑆ 05310156 ⑆ ⑆ 2079985320339 ⑆

KIMLEY-HORN & ASSOC., INC.

216802048

Voucher No.	Invoice Number	Invoice Date	Invoice Amount	Discount Taken	Net Amount Paid
300110107	122820	12/28/2020	\$493.98	\$ .00	\$493.98
<b>Subtotals</b>			\$493.98	\$ .00	\$493.98
<b>Totals</b>			\$493.98	\$ .00	\$493.98
<b>Check Notes</b>					



# DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

## PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

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

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ONE (1) PDF COPY OF THE PLAT
- ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

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

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

## SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

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

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

- BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

## ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

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

**IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.**



# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

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

**Case Number**

**Reviewed By:**

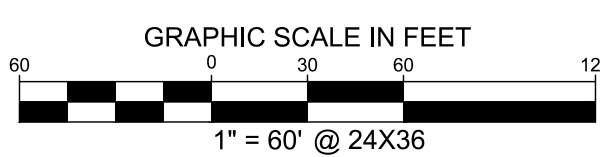
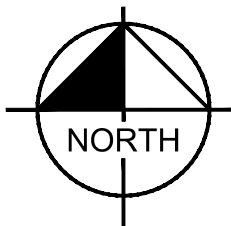
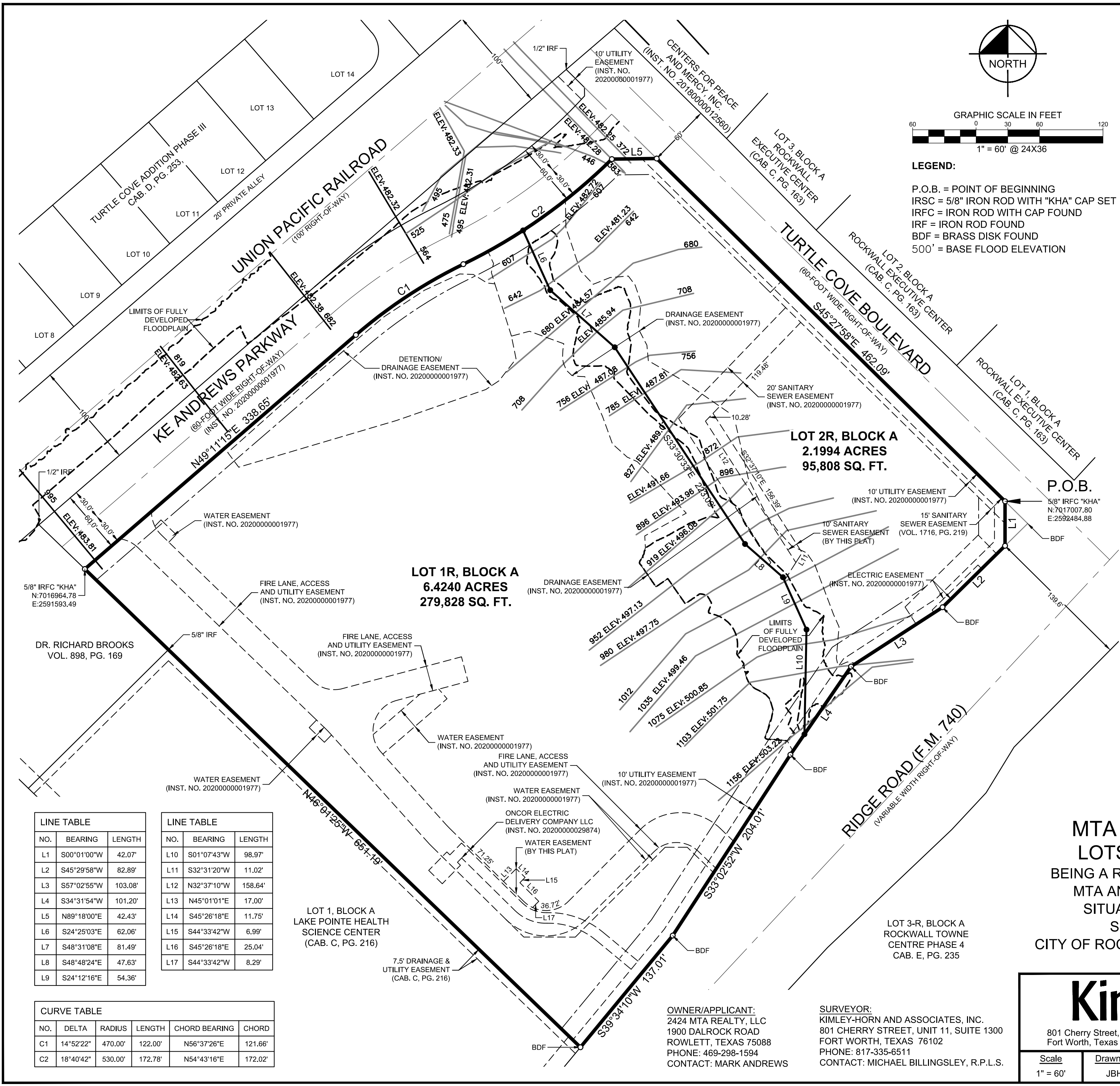
**Review Date:**

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

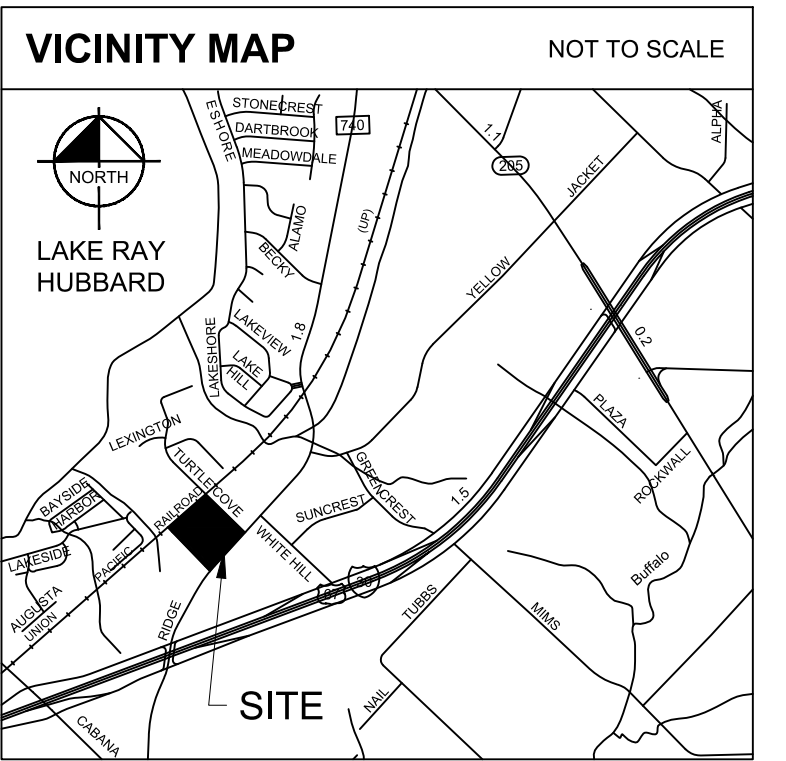
Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat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

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

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



**LEGEND:**  
 P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD WITH "KHA" CAP SET  
 IRFC = IRON ROD WITH CAP FOUND  
 IRF = IRON ROD FOUND  
 BDF = BRASS DISK FOUND  
 500' = BASE FLOOD ELEVATION



- NOTES:**
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
  - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
  - The coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
  - The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
  - Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
  - The purpose of this replat is to dedicate an additional sanitary sewer easement and water easement.

**REPLAT**  
**MTA ANDREWS ADDITION**  
**LOTS 1R AND 2R, BLOCK A**  
 BEING A REPLAT OF LOTS 1 AND 2, BLOCK A  
 MTA ANDREWS ADDITION, AND BEING  
 SITUATED IN THE E.P. GAINS CHISM  
 SURVEY, ABSTRACT NO. 64  
 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS  
 CASE NO. P2019-047

**LINE TABLE**

NO.	BEARING	LENGTH
L1	S00°01'00"W	42.07'
L2	S45°29'58"W	82.89'
L3	S57°02'55"W	103.08'
L4	S34°31'54"W	101.20'
L5	N89°18'00"E	42.43'
L6	S24°25'03"E	62.06'
L7	S48°31'08"E	81.49'
L8	S48°48'24"E	47.63'
L9	S24°12'16"E	54.36'

**LINE TABLE**

NO.	BEARING	LENGTH
L10	S01°07'43"W	98.97'
L11	S32°31'20"W	11.02'
L12	N32°37'10"W	158.64'
L13	N45°01'01"E	17.00'
L14	S45°26'18"E	11.75'
L15	S44°33'42"W	6.99'
L16	S45°26'18"E	25.04'
L17	S44°33'42"W	8.29'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°52'22"	470.00'	122.00'	N56°37'26"E	121.66'
C2	18°40'42"	530.00'	172.78'	N54°43'16"E	172.02'

**OWNER/APPLICANT:**  
 2424 MTA REALTY, LLC  
 1900 DALROCK ROAD  
 ROWLETT, TEXAS 75088  
 PHONE: 469-298-1594  
 CONTACT: MARK ANDREWS

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 801 CHERRY STREET, UNIT 11, SUITE 1300  
 FORT WORTH, TEXAS 76102  
 PHONE: 817-335-6511  
 CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

# Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale 1" = 60'	Drawn by JBH	Checked by MCB	Date 1/12/2021	Project No. 064539200	Sheet No. 1 OF 1
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DWG NAME: K:\ITW\_SURVEY\064539200-KE ANDREWS OFFICE - ROCKWALL\DWG\_PLOTTED BY: HOPPER, BRADIN 2/10/2021 8:51 AM LAST SAVED 2/9/2021 2:34 PM



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

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **MTA Andrews 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **MTA Andrews Addition** have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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

By: 2424 MTA Realty, LLC

By: MTAA, LLC, its Sole Manager

By: \_\_\_\_\_  
Mark Andrews, its Sole Manager

**STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Mark Andrews, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

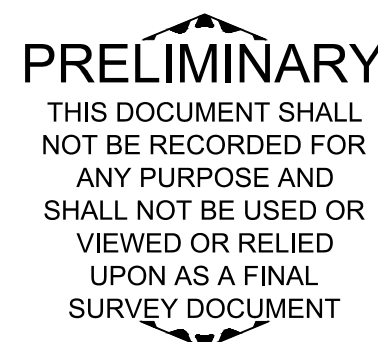
\_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT**

I, Michael C. Billingsley, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the 9th day of February, 2021.

\_\_\_\_\_  
Michael C. Billingsley  
Registered Professional Land Surveyor No. 6558  
Kimley-Horn and Associates, Inc.  
801 Cherry Street, Unit 11, Suite 1300  
Fort Worth, Texas 76102  
Ph. 817-770-6511  
michael.billingsley@kimley-horn.com



**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**WHEREAS**, 2424 MTA REALTY, LLC, is the owner of a tract of land in situated in the situated in the E. P. Gains Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 and 2, Block A, MTA Andrews Addition, an addition to the City of Rockwall, Texas, according to the plat recorded in Instrument No. 20200000001977 of the Official Public Records of Rockwall County, Texas, and being all of a tract of land described in Special Warranty Deed to 2424 MTA Realty, LLC, recorded in Instrument No. 20190000003297, Official Public Records of Rockwall County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "KHA" found at the north end of a right-of-way corner clip at the intersection of the southwest right-of-way line of Turtle Cove Boulevard (a 60-foot wide right-of-way) and the northwest right-of-way line of Ridge Road (F.M. 740, a variable width right-of-way);

**THENCE** South 0°01'00" West, along the said right-of-way corner clip, a distance of 42.07 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the south end of the said corner clip;

**THENCE** along the said northwest right-of-way line, the following courses and distances to wit:

- South 45°29'58" West, a distance of 82.89 feet to a brass disk found for corner;
- South 57°02'55" West, a distance of 103.08 feet (Deed:103.07 feet) to a brass disk found for corner;
- South 34°31'54" West, a distance of 101.20 feet (Deed:101.12 feet) to a brass disk found for corner;
- South 33°02'52" West, a distance of 204.01 feet (Deed:204.12 feet) to a brass disk found for corner;
- South 39°34'10" West, a distance of 137.01 feet (Deed:136.97 feet) to a brass disk found at the easternmost corner of Lot 1, Block A, Lake Pointe Health Science Center, an addition to the City of Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 216, Map Records of Rockwall, Texas;

**THENCE** departing said northwest right-of-way line and with the northeast line of said Lot 1, Block A and the northeast line of a tract of land described in Warranty Deed to Dr. Richard Brooks, recorded in Volume 898, Page 169, Deed Records of Rockwall County, Texas, North 46°01'25" West, at a distance of 651.19 to a 5/8-inch iron rod with cap stamped "KHA" found in the southeast right-of-way line of KE Andrews Parkway (60-foot wide right-of-way), and being the northwest corner of said Lot 1, Block A, MTA Andrews Addition;

**THENCE** along the said southeast right-of-way line, the following courses and distances to wit:

- North 49°11'15" East, a distance of 338.65 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 14°52'22", a radius of 470.00 feet, a chord bearing and distance of North 56°37'26" East, 121.66 feet;
- In a northeasterly direction, with said curve to the right, an arc distance of 122.00 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the beginning of a reverse curve to the left having a central angle of 18°40'42", a radius of 530.00 feet, a chord bearing and distance of North 54°43'16" East, 172.02 feet;
- In a northeasterly direction, with said curve to the left, an arc distance of 172.78 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the west end of a right-of-way corner clip at the intersection of the said southeast right-of-way line of KE Andrews Parkway and the said southwest right-of-way line of Turtle Cove Boulevard;

**THENCE** North 89°18'00" East, along the said right-of-way corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the east end of the said corner clip;

**THENCE** South 45°27'58" East, along the said southwest right-of-way line of Turtle Cove Boulevard, a distance of 462.09 feet to the **POINT OF BEGINNING** and containing 8.6234 acres or 375,636 square feet of land, more or less.

<b>RECOMMENDED FOR FINAL APPROVAL</b>		
_____		_____
Planning and Zoning Commission		Date
<b>APPROVED</b>		
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of th City of Rockwall on the ____ day of _____, 2021.		
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 _____, 2021.		
_____	_____	_____
Mayor, City of Rockwall	City Secretary	City Engineer

**REPLAT  
MTA ANDREWS ADDITION  
LOTS 1R AND 2R, BLOCK A  
BEING A REPLAT OF LOTS 1 AND 2, BLOCK A  
MTA ANDREWS ADDITION, AND BEING  
SITUATED IN THE E.P. GAINS CHISM  
SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS  
CASE NO. P2019-047**



801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102      FIRM # 10194040      Tel. No. (817) 335-6511  
www.kimley-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	JBH	MCB	1/12/2021	064539200	1 OF 1

OWNER/APPLICANT:  
2424 MTA REALTY, LLC  
1900 DALROCK ROAD  
ROWLETT, TEXAS 75088  
PHONE: 469-298-1594  
CONTACT: MARK ANDREWS

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
801 CHERRY STREET, UNIT 11, SUITE 1300  
FORT WORTH, TEXAS 76102  
PHONE: 817-335-6511  
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

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

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

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address **2424 Ridge Road**

Subdivision **MTA Andrews Addition**

Lot **1, 2, and 3** Block **A**

General Location **Southwest corner of Turtle Cove and Ridge Road**

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

Current Zoning **C**

Current Use **Office**

Proposed Zoning **C**

Proposed Use **Office**

Acreage **9.6990**

Lots [Current] **3**

Lots [Proposed] **3**

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

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

Owner **2424 MTA Realty, LLC**

Applicant **Kimley-Horn**

Contact Person **Mark Andrews**

Contact Person **Joseph Hornisher**

Address **1900 Dalrock Rd.**

Address **13455 Noel Road**

City, State & Zip **Rowlett, Texas 75088**

City, State & Zip **Dallas, Texas 75240**

Phone **469-298-1594**

Phone **972-776-1729**

E-Mail

E-Mail **Joseph.Hornisher@Kimley-horn.com**

## NOTARY VERIFICATION [REQUIRED]

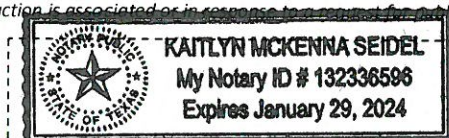
Before me, the undersigned authority, on this day personally appeared Mark Andrews [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for information."

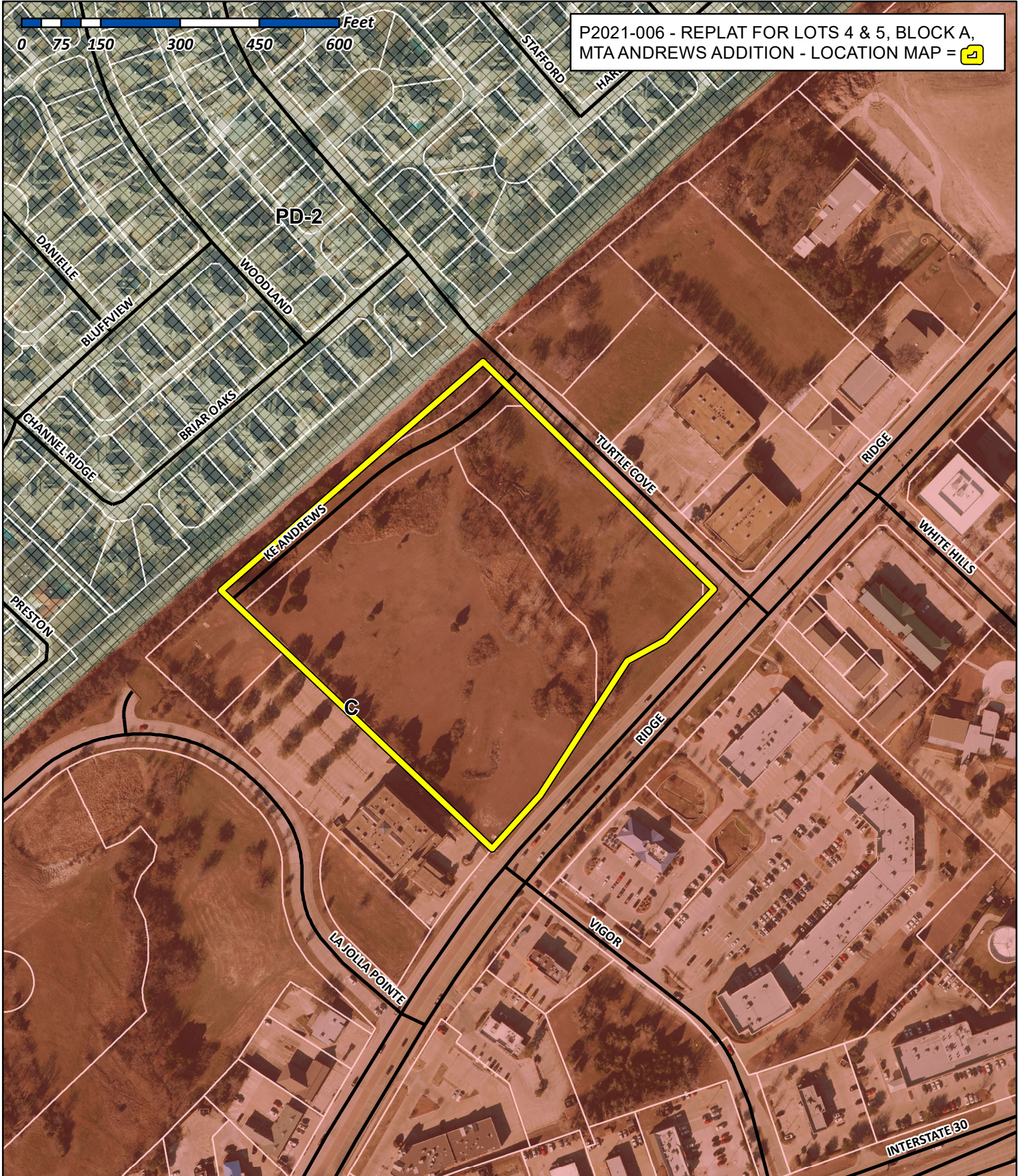
Given under my hand and seal of office on this the 22nd day of December, 20 20

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 1/29/2024



P2021-006 - REPLAT FOR LOTS 4 & 5, BLOCK A, MTA ANDREWS ADDITION - LOCATION MAP = [icon]



# City of Rockwall

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

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





# DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

## PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

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

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ONE (1) PDF COPY OF THE PLAT
- ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

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

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

## SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

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

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

- BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

## ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

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

**IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.**



# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

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

**Case Number**

**Reviewed By:**

**Review Date:**

[Blank space for Case Number]

[Blank space for Reviewed By]

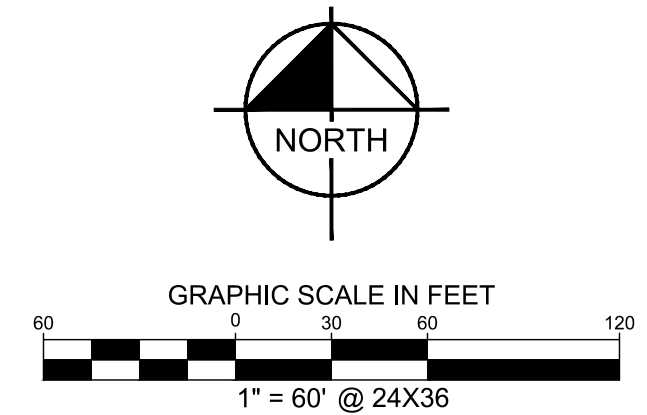
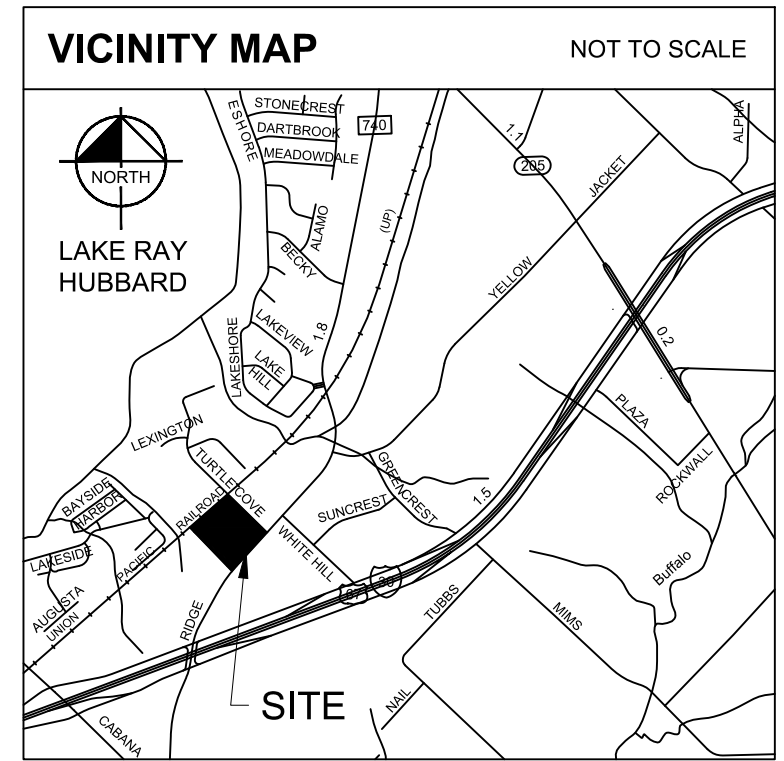
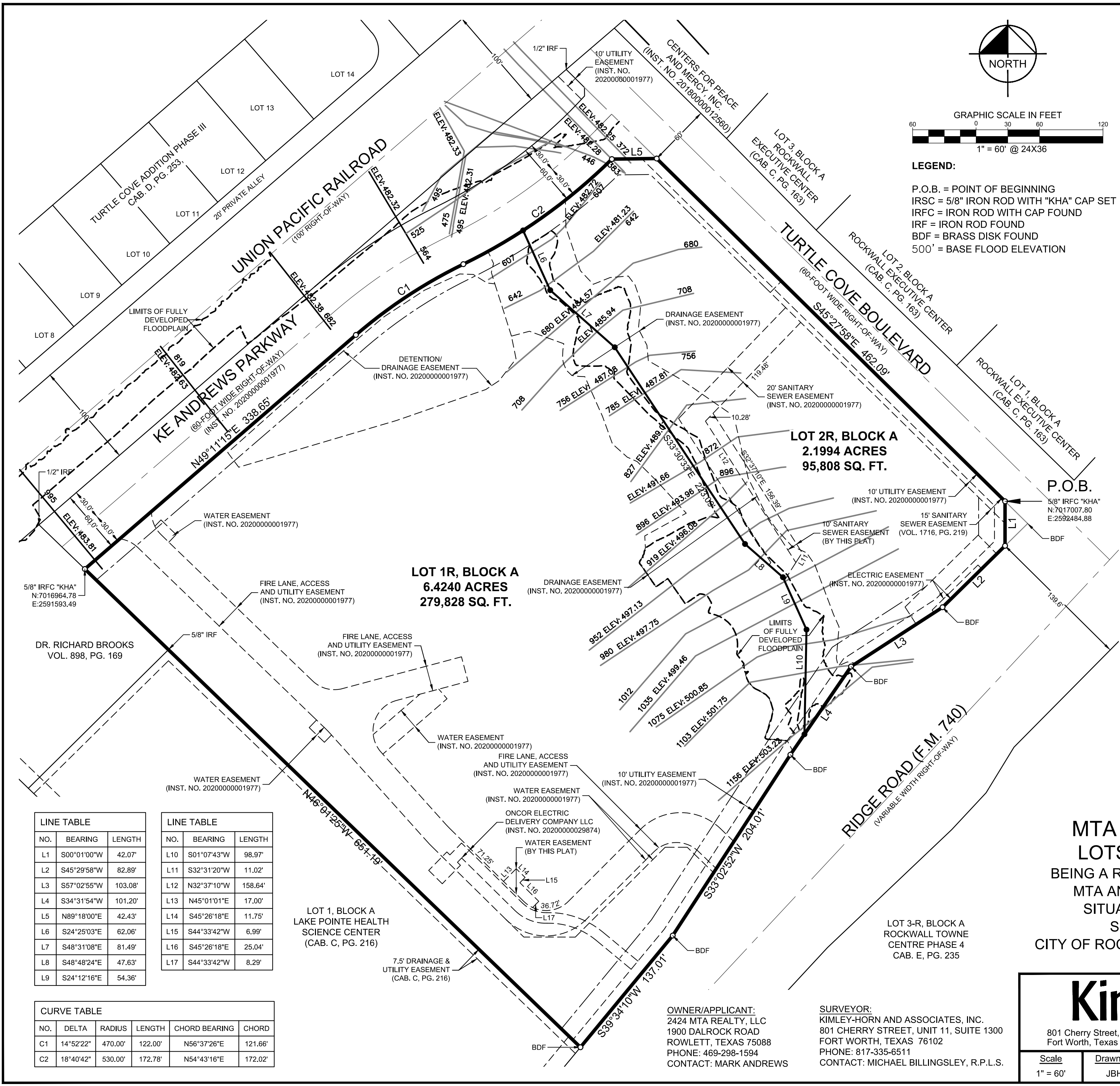
[Blank space for Review Date]

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

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

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

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



**LEGEND:**  
 P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD WITH "KHA" CAP SET  
 IRFC = IRON ROD WITH CAP FOUND  
 IRF = IRON ROD FOUND  
 BDF = BRASS DISK FOUND  
 500' = BASE FLOOD ELEVATION

- NOTES:**
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
  - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
  - The coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
  - The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
  - Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
  - The purpose of this replat is to dedicate an additional sanitary sewer easement and water easement.

**REPLAT**  
**MTA ANDREWS ADDITION**  
**LOTS 1R AND 2R, BLOCK A**  
 BEING A REPLAT OF LOTS 1 AND 2, BLOCK A  
 MTA ANDREWS ADDITION, AND BEING  
 SITUATED IN THE E.P. GAINS CHISM  
 SURVEY, ABSTRACT NO. 64  
 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS  
 CASE NO. P2019-047

**LINE TABLE**

NO.	BEARING	LENGTH
L1	S00°01'00"W	42.07'
L2	S45°29'58"W	82.89'
L3	S57°02'55"W	103.08'
L4	S34°31'54"W	101.20'
L5	N89°18'00"E	42.43'
L6	S24°25'03"E	62.06'
L7	S48°31'08"E	81.49'
L8	S48°48'24"E	47.63'
L9	S24°12'16"E	54.36'

**LINE TABLE**

NO.	BEARING	LENGTH
L10	S01°07'43"W	98.97'
L11	S32°31'20"W	11.02'
L12	N32°37'10"W	158.64'
L13	N45°01'01"E	17.00'
L14	S45°26'18"E	11.75'
L15	S44°33'42"W	6.99'
L16	S45°26'18"E	25.04'
L17	S44°33'42"W	8.29'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°52'22"	470.00'	122.00'	N56°37'26"E	121.66'
C2	18°40'42"	530.00'	172.78'	N54°43'16"E	172.02'

**OWNER/APPLICANT:**  
 2424 MTA REALTY, LLC  
 1900 DALROCK ROAD  
 ROWLETT, TEXAS 75088  
 PHONE: 469-298-1594  
 CONTACT: MARK ANDREWS

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 801 CHERRY STREET, UNIT 11, SUITE 1300  
 FORT WORTH, TEXAS 76102  
 PHONE: 817-335-6511  
 CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
 Fort Worth, Texas 76102      FIRM # 10194040      Tel. No. (817) 335-6511  
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JBH	MCB	1/12/2021	064539200	1 OF 1

DWG NAME: K:\ITW\_SURVEY\064539200-KE ANDREWS OFFICE - ROCKWALL\DWG\_PLOTTED BY: HOPPER, BRADIN 2/10/2021 8:51 AM LAST SAVED 2/9/2021 2:34 PM



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

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **MTA Andrews 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **MTA Andrews Addition** have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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

By: 2424 MTA Realty, LLC

By: MTAA, LLC, its Sole Manager

By: \_\_\_\_\_  
Mark Andrews, its Sole Manager

**STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Mark Andrews, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

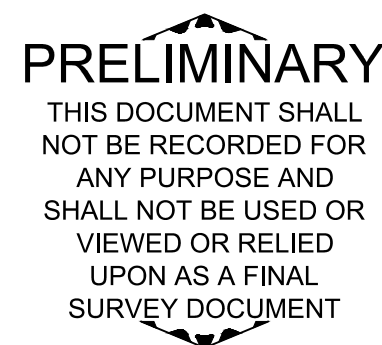
\_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT**

I, Michael C. Billingsley, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the 9th day of February, 2021.

\_\_\_\_\_  
Michael C. Billingsley  
Registered Professional Land Surveyor No. 6558  
Kimley-Horn and Associates, Inc.  
801 Cherry Street, Unit 11, Suite 1300  
Fort Worth, Texas 76102  
Ph. 817-770-6511  
michael.billingsley@kimley-horn.com



**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**WHEREAS**, 2424 MTA REALTY, LLC, is the owner of a tract of land in situated in the situated in the E. P. Gains Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 and 2, Block A, MTA Andrews Addition, an addition to the City of Rockwall, Texas, according to the plat recorded in Instrument No. 20200000001977 of the Official Public Records of Rockwall County, Texas, and being all of a tract of land described in Special Warranty Deed to 2424 MTA Realty, LLC, recorded in Instrument No. 20190000003297, Official Public Records of Rockwall County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "KHA" found at the north end of a right-of-way corner clip at the intersection of the southwest right-of-way line of Turtle Cove Boulevard (a 60-foot wide right-of-way) and the northwest right-of-way line of Ridge Road (F.M. 740, a variable width right-of-way);

**THENCE** South 0°01'00" West, along the said right-of-way corner clip, a distance of 42.07 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the south end of the said corner clip;

**THENCE** along the said northwest right-of-way line, the following courses and distances to wit:

- South 45°29'58" West, a distance of 82.89 feet to a brass disk found for corner;
- South 57°02'55" West, a distance of 103.08 feet (Deed:103.07 feet) to a brass disk found for corner;
- South 34°31'54" West, a distance of 101.20 feet (Deed:101.12 feet) to a brass disk found for corner;
- South 33°02'52" West, a distance of 204.01 feet (Deed:204.12 feet) to a brass disk found for corner;
- South 39°34'10" West, a distance of 137.01 feet (Deed:136.97 feet) to a brass disk found at the easternmost corner of Lot 1, Block A, Lake Pointe Health Science Center, an addition to the City of Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 216, Map Records of Rockwall, Texas;

**THENCE** departing said northwest right-of-way line and with the northeast line of said Lot 1, Block A and the northeast line of a tract of land described in Warranty Deed to Dr. Richard Brooks, recorded in Volume 898, Page 169, Deed Records of Rockwall County, Texas, North 46°01'25" West, at a distance of 651.19 to a 5/8-inch iron rod with cap stamped "KHA" found in the southeast right-of-way line of KE Andrews Parkway (60-foot wide right-of-way), and being the northwest corner of said Lot 1, Block A, MTA Andrews Addition;

**THENCE** along the said southeast right-of-way line, the following courses and distances to wit:

- North 49°11'15" East, a distance of 338.65 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 14°52'22", a radius of 470.00 feet, a chord bearing and distance of North 56°37'26" East, 121.66 feet;
- In a northeasterly direction, with said curve to the right, an arc distance of 122.00 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the beginning of a reverse curve to the left having a central angle of 18°40'42", a radius of 530.00 feet, a chord bearing and distance of North 54°43'16" East, 172.02 feet;
- In a northeasterly direction, with said curve to the left, an arc distance of 172.78 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the west end of a right-of-way corner clip at the intersection of the said southeast right-of-way line of KE Andrews Parkway and the said southwest right-of-way line of Turtle Cove Boulevard;

**THENCE** North 89°18'00" East, along the said right-of-way corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the east end of the said corner clip;

**THENCE** South 45°27'58" East, along the said southwest right-of-way line of Turtle Cove Boulevard, a distance of 462.09 feet to the **POINT OF BEGINNING** and containing 8.6234 acres or 375,636 square feet of land, more or less.

<b>RECOMMENDED FOR FINAL APPROVAL</b>		
_____		_____
Planning and Zoning Commission		Date
<b>APPROVED</b>		
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of th City of Rockwall on the ____ day of _____, 2021.		
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 _____, 2021.		
_____	_____	_____
Mayor, City of Rockwall	City Secretary	City Engineer

**REPLAT  
MTA ANDREWS ADDITION  
LOTS 1R AND 2R, BLOCK A  
BEING A REPLAT OF LOTS 1 AND 2, BLOCK A  
MTA ANDREWS ADDITION, AND BEING  
SITUATED IN THE E.P. GAINS CHISM  
SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS  
CASE NO. P2019-047**



801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102      FIRM # 10194040      Tel. No. (817) 335-6511  
www.kimley-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	JBH	MCB	1/12/2021	064539200	1 OF 1

OWNER/APPLICANT:  
2424 MTA REALTY, LLC  
1900 DALROCK ROAD  
ROWLETT, TEXAS 75088  
PHONE: 469-298-1594  
CONTACT: MARK ANDREWS

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
801 CHERRY STREET, UNIT 11, SUITE 1300  
FORT WORTH, TEXAS 76102  
PHONE: 817-335-6511  
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.



## CITY OF ROCKWALL

### PLANNING AND ZONING COMMISSION CASE MEMO

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** February 23, 2021  
**APPLICANT:** Joseph Hornisher; *Kimley-Horn*  
**CASE NUMBER:** P2021-006; *Replat for Lots 4 & 5, Block A, MTA Andrews Addition*

---

#### SUMMARY

Consider a request by Joseph Hornisher of Kimley-Horn on behalf of Mark Andrews of 2424 MTA Realty, LLC for the approval of a Replat for Lots 4 & 5, Block A, MTA Andrews Addition being an 8.6234-acre tract of land identified as Lots 1 & 2, Block A, MTA Andrews Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2424 Ridge Road, and take any action necessary.

#### PLAT INFORMATION

- The purpose of this Replat is to dedicate a ten (10) foot sanitary sewer easement on *Lot 5, Block A (i.e. presently Lot 2, Block A)* and a variable width water easement on *Lot 4, Block A (i.e. presently Lot 1, Block A)*. No other dedications, easements, or changes are being proposed with this subdivision plat.
- On January 7, 2019, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 19-05; S-203; Case No. Z2018-054*] allowing an office building to exceed 36-feet in height in the Scenic Overlay (SOV) District and enabling the construction of a multi-story office building. This approval was followed by a site plan [*Case No. SP2019-025*] proposing a four (4) story, 80,236 SF office building, which was approved by the Planning and Zoning Commission on September 10, 2019. A subsequent final plat [*Case No. P2019-047*] was approved by the City Council on December 2, 2019. Construction on the office building commenced in early 2020, and is nearing completion.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by 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 Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section below, this Replat is in substantial compliance with the requirements of Chapter 38, *Subdivision*, of the Municipal Code of Ordinances.

#### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lots 4 & 5, Block A, MTA Andrews 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 subdivision plat;
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

# PROJECT COMMENTS



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

DATE: 2/18/2021

PROJECT NUMBER: P2021-006  
PROJECT NAME: Replat for Lots 3 & 4, Block A, MTA Andrews Addition  
SITE ADDRESS/LOCATIONS: 2424 RIDGE RD

CASE MANAGER: David Gonzales  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Consider a request by Joseph Hornisher of Kimley-Horn on behalf of Mark Andrews of 2424 MTA Realty, LLC for the approval of a Replat for Lots 4 & 5, Block A, MTA Andrews Addition being an 8.6234-acre tract of land identified as Lots 1 & 2, Block A, MTA Andrews Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2424 Ridge Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/17/2021	Approved w/ Comments

02/17/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Replat for Lots 4 & 5, Block A, MTA Andrews Addition being an 8.6234-acre tract of land identified as Lots 1 & 2, Block A, MTA Andrews Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, and addressed as 2424 Ridge Road.
- I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 771-7745 or email dgonzales@rockwall.com.
- M.3 For reference, include the case number (P2021-006) in the lower right-hand corner of all pages on future submittals.
- M.4 Please change the title block as follows:

Replat  
Lots 4 & 5, Block A  
MTA Andrews Addition  
2 Lots  
Being a 8.6234-Acre Tract of Land  
Identified as Lots 1 & 2, Block A, MTA Andrews Addition  
City of Rockwall, Rockwall County, Texas

- I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. The Planning and Zoning Commission Meeting for this case will be held on February 23, 2021.
- I.6 The projected City Council meeting date for this case will be March 1, 2021.
- I.7 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.
- I.8 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

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

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

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address **2424 Ridge Road**

Subdivision **MTA Andrews Addition**

Lot **1, 2, and 3** Block **A**

General Location **Southwest corner of Turtle Cove and Ridge Road**

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

Current Zoning **C**

Current Use **Office**

Proposed Zoning **C**

Proposed Use **Office**

Acreage **9.6990**

Lots [Current] **3**

Lots [Proposed] **3**

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

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

Owner **2424 MTA Realty, LLC**

Applicant **Kimley-Horn**

Contact Person **Mark Andrews**

Contact Person **Joseph Hornisher**

Address **1900 Dalrock Rd.**

Address **13455 Noel Road**

City, State & Zip **Rowlett, Texas 75088**

City, State & Zip **Dallas, Texas 75240**

Phone **469-298-1594**

Phone **972-776-1729**

E-Mail

E-Mail **Joseph.Hornisher@Kimley-horn.com**

## NOTARY VERIFICATION [REQUIRED]

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

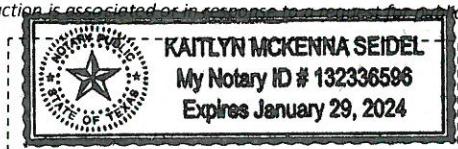
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for that information."

Given under my hand and seal of office on this the 22nd day of December, 20 20

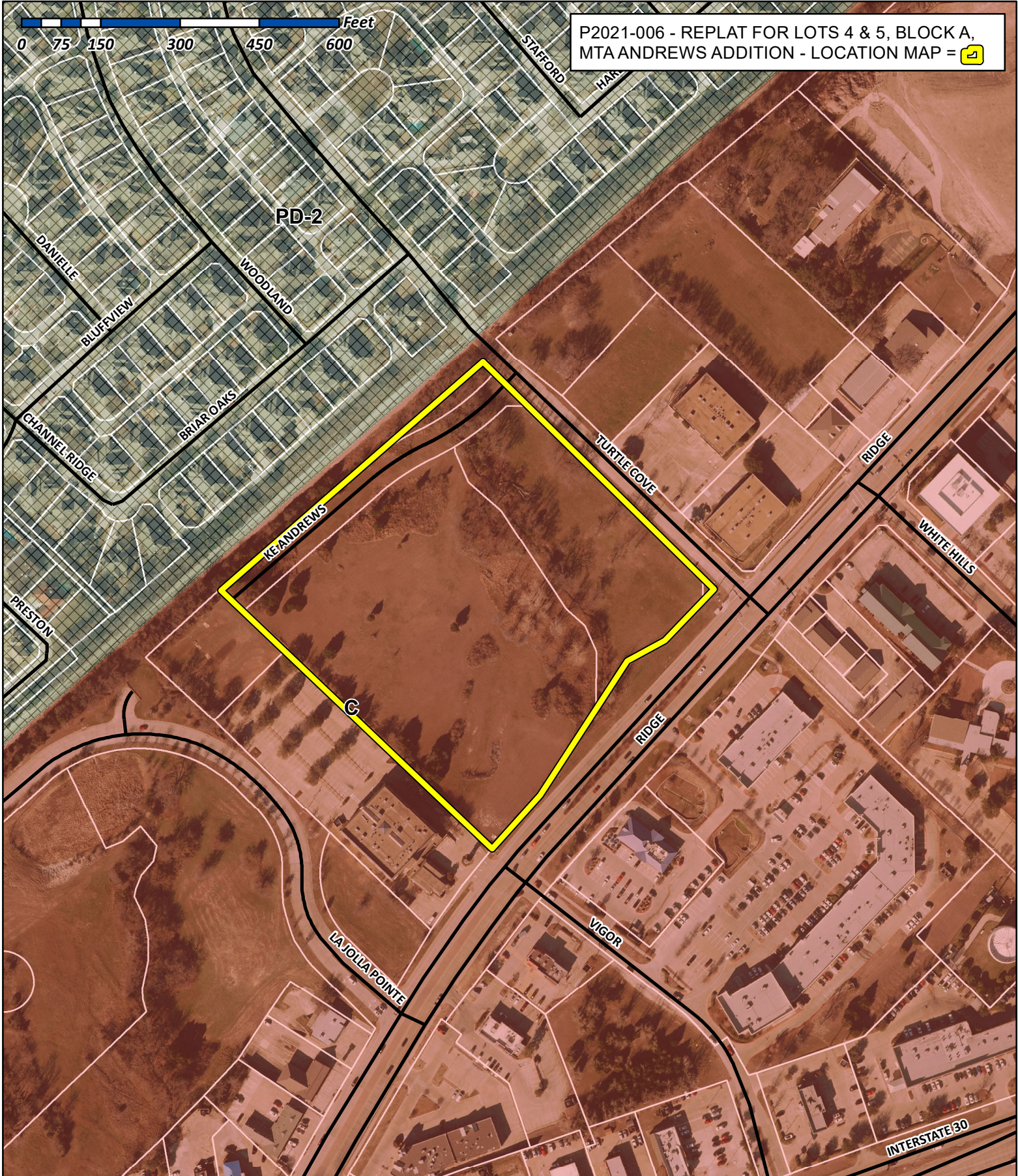
Owner's Signature

*Mark Andrews*  
*Kaitlyn Seidel*

Notary Public in and for the State of Texas



My Commission Expires 1/29/2024



P2021-006 - REPLAT FOR LOTS 4 & 5, BLOCK A, MTA ANDREWS ADDITION - LOCATION MAP = [icon]

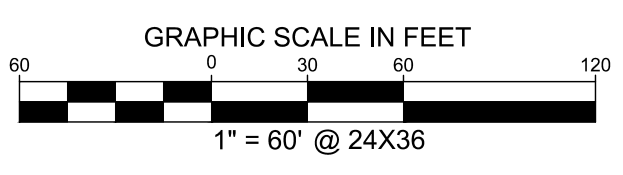
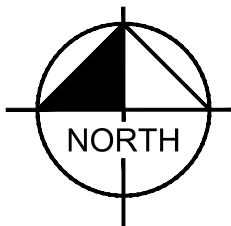
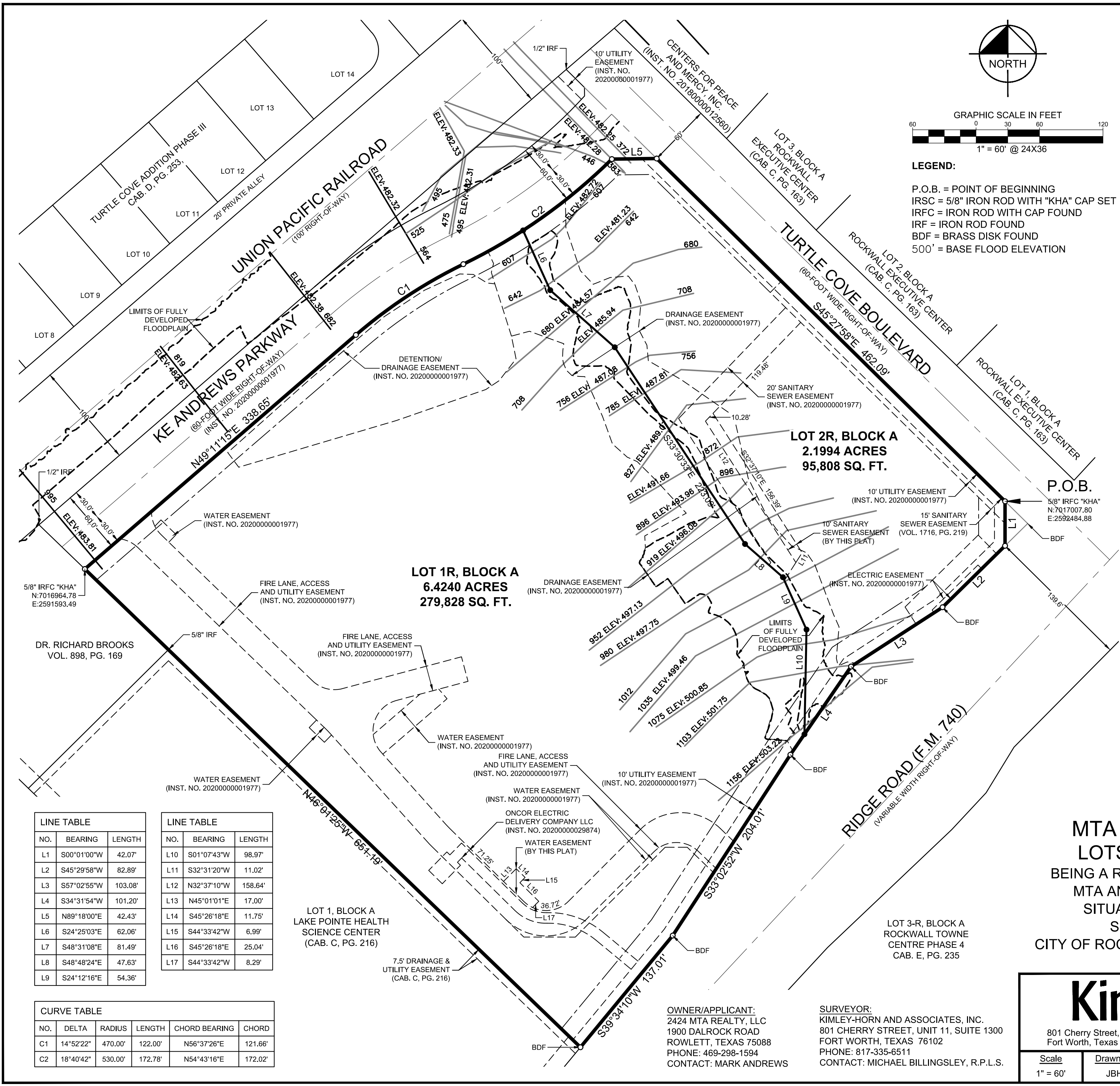


# City of Rockwall

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

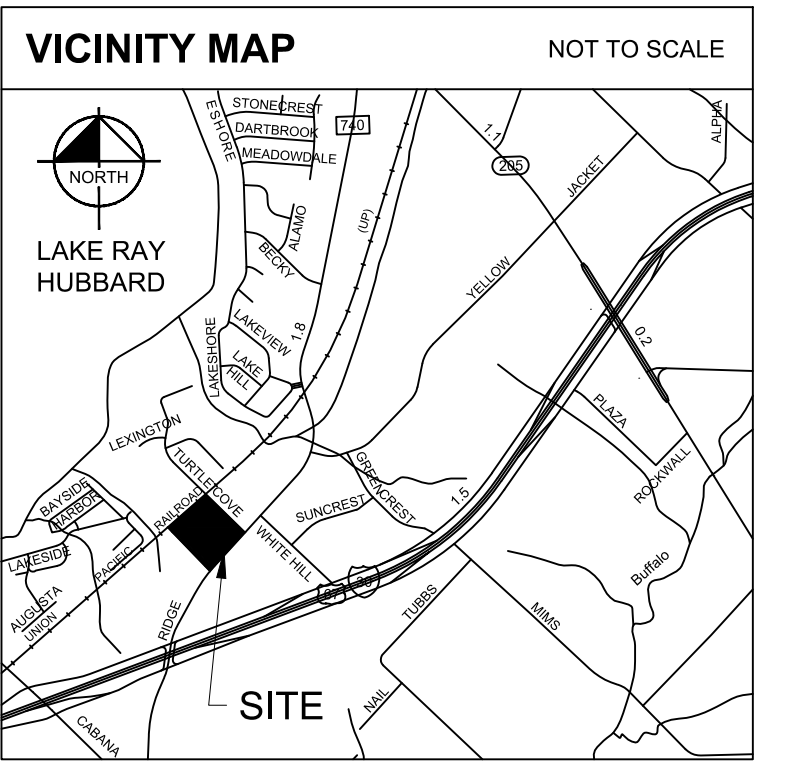
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





**LEGEND:**

P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD WITH "KHA" CAP SET  
 IRFC = IRON ROD WITH CAP FOUND  
 IRF = IRON ROD FOUND  
 BDF = BRASS DISK FOUND  
 500' = BASE FLOOD ELEVATION



- NOTES:**
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
  - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
  - The coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
  - The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
  - Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
  - The purpose of this replat is to dedicate an additional sanitary sewer easement and water easement.

**REPLAT**  
**MTA ANDREWS ADDITION**  
**LOTS 1R AND 2R, BLOCK A**  
 BEING A REPLAT OF LOTS 1 AND 2, BLOCK A  
 MTA ANDREWS ADDITION, AND BEING  
 SITUATED IN THE E.P. GAINS CHISM  
 SURVEY, ABSTRACT NO. 64  
 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS  
 CASE NO. P2019-047

**LINE TABLE**

NO.	BEARING	LENGTH
L1	S00°01'00"W	42.07'
L2	S45°29'58"W	82.89'
L3	S57°02'55"W	103.08'
L4	S34°31'54"W	101.20'
L5	N89°18'00"E	42.43'
L6	S24°25'03"E	62.06'
L7	S48°31'08"E	81.49'
L8	S48°48'24"E	47.63'
L9	S24°12'16"E	54.36'

**LINE TABLE**

NO.	BEARING	LENGTH
L10	S01°07'43"W	98.97'
L11	S32°31'20"W	11.02'
L12	N32°37'10"W	158.64'
L13	N45°01'01"E	17.00'
L14	S45°26'18"E	11.75'
L15	S44°33'42"W	6.99'
L16	S45°26'18"E	25.04'
L17	S44°33'42"W	8.29'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°52'22"	470.00'	122.00'	N56°37'26"E	121.66'
C2	18°40'42"	530.00'	172.78'	N54°43'16"E	172.02'

**OWNER/APPLICANT:**  
 2424 MTA REALTY, LLC  
 1900 DALROCK ROAD  
 ROWLETT, TEXAS 75088  
 PHONE: 469-298-1594  
 CONTACT: MARK ANDREWS

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 801 CHERRY STREET, UNIT 11, SUITE 1300  
 FORT WORTH, TEXAS 76102  
 PHONE: 817-335-6511  
 CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

# Kimley»Horn

801 Cherry Street, Unit 11, # 1300  
 Fort Worth, Texas 76102      FIRM # 10194040      Tel. No. (817) 335-6511  
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JBH	MCB	1/12/2021	064539200	1 OF 1

DWG NAME: K:\ITW\_SURVEY\064539200-KE ANDREWS OFFICE - ROCKWALL\DWG\_PLOTTED BY: HOPPER, BRADIN 2/10/2021 8:51 AM LAST SAVED 2/9/2021 2:34 PM

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

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **MTA Andrews 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **MTA Andrews Addition** have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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

By: 2424 MTA Realty, LLC

By: MTAA, LLC, its Sole Manager

By: \_\_\_\_\_  
Mark Andrews, its Sole Manager

**STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Mark Andrews, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

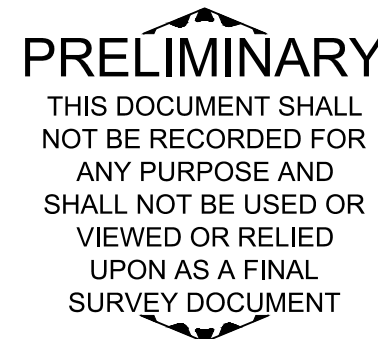
\_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT**

I, Michael C. Billingsley, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the 9th day of February, 2021.

\_\_\_\_\_  
Michael C. Billingsley  
Registered Professional Land Surveyor No. 6558  
Kimley-Horn and Associates, Inc.  
801 Cherry Street, Unit 11, Suite 1300  
Fort Worth, Texas 76102  
Ph. 817-770-6511  
michael.billingsley@kimley-horn.com



**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**WHEREAS**, 2424 MTA REALTY, LLC, is the owner of a tract of land in situated in the situated in the E. P. Gains Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 and 2, Block A, MTA Andrews Addition, an addition to the City of Rockwall, Texas, according to the plat recorded in Instrument No. 20200000001977 of the Official Public Records of Rockwall County, Texas, and being all of a tract of land described in Special Warranty Deed to 2424 MTA Realty, LLC, recorded in Instrument No. 20190000003297, Official Public Records of Rockwall County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "KHA" found at the north end of a right-of-way corner clip at the intersection of the southwest right-of-way line of Turtle Cove Boulevard (a 60-foot wide right-of-way) and the northwest right-of-way line of Ridge Road (F.M. 740, a variable width right-of-way);

**THENCE** South 0°01'00" West, along the said right-of-way corner clip, a distance of 42.07 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the south end of the said corner clip;

**THENCE** along the said northwest right-of-way line, the following courses and distances to wit:

- South 45°29'58" West, a distance of 82.89 feet to a brass disk found for corner;
- South 57°02'55" West, a distance of 103.08 feet (Deed:103.07 feet) to a brass disk found for corner;
- South 34°31'54" West, a distance of 101.20 feet (Deed:101.12 feet) to a brass disk found for corner;
- South 33°02'52" West, a distance of 204.01 feet (Deed:204.12 feet) to a brass disk found for corner;
- South 39°34'10" West, a distance of 137.01 feet (Deed:136.97 feet) to a brass disk found at the easternmost corner of Lot 1, Block A, Lake Pointe Health Science Center, an addition to the City of Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 216, Map Records of Rockwall, Texas;

**THENCE** departing said northwest right-of-way line and with the northeast line of said Lot 1, Block A and the northeast line of a tract of land described in Warranty Deed to Dr. Richard Brooks, recorded in Volume 898, Page 169, Deed Records of Rockwall County, Texas, North 46°01'25" West, at a distance of 651.19 to a 5/8-inch iron rod with cap stamped "KHA" found in the southeast right-of-way line of KE Andrews Parkway (60-foot wide right-of-way), and being the northwest corner of said Lot 1, Block A, MTA Andrews Addition;

**THENCE** along the said southeast right-of-way line, the following courses and distances to wit:

- North 49°11'15" East, a distance of 338.65 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 14°52'22", a radius of 470.00 feet, a chord bearing and distance of North 56°37'26" East, 121.66 feet;
- In a northeasterly direction, with said curve to the right, an arc distance of 122.00 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the beginning of a reverse curve to the left having a central angle of 18°40'42", a radius of 530.00 feet, a chord bearing and distance of North 54°43'16" East, 172.02 feet;
- In a northeasterly direction, with said curve to the left, an arc distance of 172.78 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the west end of a right-of-way corner clip at the intersection of the said southeast right-of-way line of KE Andrews Parkway and the said southwest right-of-way line of Turtle Cove Boulevard;

**THENCE** North 89°18'00" East, along the said right-of-way corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the east end of the said corner clip;

**THENCE** South 45°27'58" East, along the said southwest right-of-way line of Turtle Cove Boulevard, a distance of 462.09 feet to the **POINT OF BEGINNING** and containing 8.6234 acres or 375,636 square feet of land, more or less.

<b>RECOMMENDED FOR FINAL APPROVAL</b>		
_____		_____
Planning and Zoning Commission		Date
<b>APPROVED</b>		
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of th City of Rockwall on the ____ day of _____, 2021.		
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 _____, 2021.		
_____	_____	_____
Mayor, City of Rockwall	City Secretary	City Engineer

**REPLAT  
MTA ANDREWS ADDITION  
LOTS 1R AND 2R, BLOCK A  
BEING A REPLAT OF LOTS 1 AND 2, BLOCK A  
MTA ANDREWS ADDITION, AND BEING  
SITUATED IN THE E.P. GAINS CHISM  
SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS  
CASE NO. P2019-047**



801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102      FIRM # 10194040      Tel. No. (817) 335-6511  
www.kimley-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	JBH	MCB	1/12/2021	064539200	1 OF 1

OWNER/APPLICANT:  
2424 MTA REALTY, LLC  
1900 DALROCK ROAD  
ROWLETT, TEXAS 75088  
PHONE: 469-298-1594  
CONTACT: MARK ANDREWS

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
801 CHERRY STREET, UNIT 11, SUITE 1300  
FORT WORTH, TEXAS 76102  
PHONE: 817-335-6511  
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.





# 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:** March 1, 2021  
**APPLICANT:** Joseph Hornisher; *Kimley-Horn*  
**CASE NUMBER:** P2021-006; *Replat for Lots 4 & 5, Block A, MTA Andrews Addition*

---

### SUMMARY

Consider a request by Joseph Hornisher of Kimley-Horn on behalf of Mark Andrews of 2424 MTA Realty, LLC for the approval of a Replat for Lots 4 & 5, Block A, MTA Andrews Addition being an 8.6234-acre tract of land identified as Lots 1 & 2, Block A, MTA Andrews Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2424 Ridge Road, and take any action necessary.

### PLAT INFORMATION

- The purpose of this Replat is to dedicate a ten (10) foot sanitary sewer easement on *Lot 5, Block A (i.e. presently Lot 2, Block A)* and a variable width water easement on *Lot 4, Block A (i.e. presently Lot 1, Block A)*. No other dedications, easements, or changes are being proposed with this subdivision plat.
- On January 7, 2019, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 19-05; S-203; Case No. Z2018-054*] allowing an office building to exceed 36-feet in height in the Scenic Overlay (SOV) District and enabling the construction of a multi-story office building. This approval was followed by a site plan [*Case No. SP2019-025*] proposing a four (4) story, 80,236 SF office building, which was approved by the Planning and Zoning Commission on September 10, 2019. A subsequent final plat [*Case No. P2019-047*] was approved by the City Council on December 2, 2019. Construction on the office building commenced in early 2020, and is nearing completion.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by 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 Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section below, this Replat is in substantial compliance with the requirements of Chapter 38, *Subdivision*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 4 & 5, Block A, MTA Andrews 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 subdivision plat;
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

On February 23, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the plat with the conditions of approval by a vote of 5-0, with Commissioners Womble and Thomas absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

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

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

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address **2424 Ridge Road**

Subdivision **MTA Andrews Addition**

Lot **1, 2, and 3** Block **A**

General Location **Southwest corner of Turtle Cove and Ridge Road**

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

Current Zoning **C**

Current Use **Office**

Proposed Zoning **C**

Proposed Use **Office**

Acreage **9.6990**

Lots [Current] **3**

Lots [Proposed] **3**

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

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

Owner **2424 MTA Realty, LLC**

Applicant **Kimley-Horn**

Contact Person **Mark Andrews**

Contact Person **Joseph Hornisher**

Address **1900 Dalrock Rd.**

Address **13455 Noel Road**

City, State & Zip **Rowlett, Texas 75088**

City, State & Zip **Dallas, Texas 75240**

Phone **469-298-1594**

Phone **972-776-1729**

E-Mail \_\_\_\_\_

E-Mail **Joseph.Hornisher@Kimley-horn.com**

## NOTARY VERIFICATION [REQUIRED]

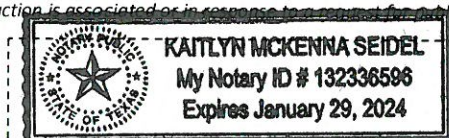
Before me, the undersigned authority, on this day personally appeared Mark Andrews [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for information."

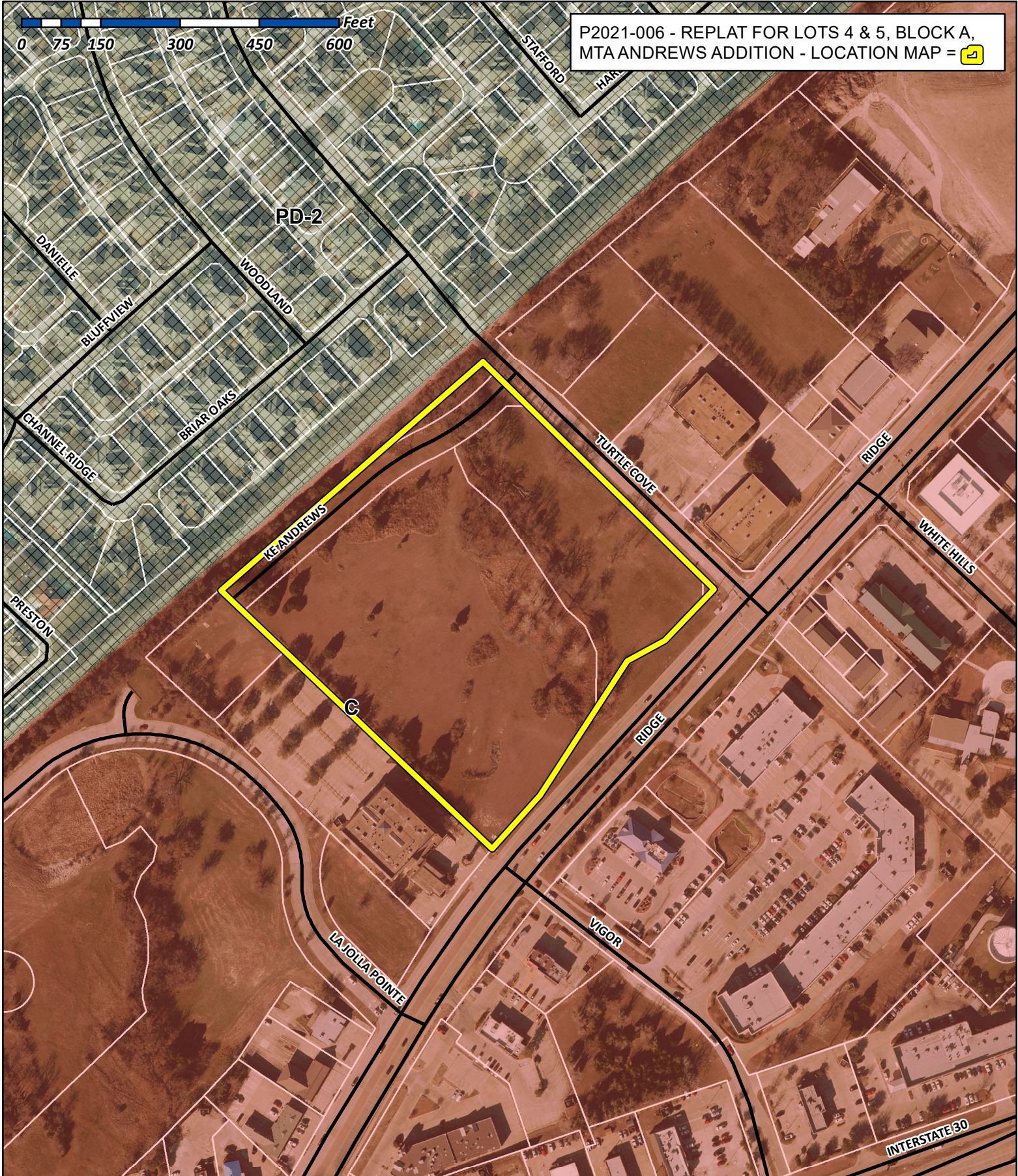
Given under my hand and seal of office on this the 22nd day of December, 20 20

Owner's Signature \_\_\_\_\_

Notary Public in and for the State of Texas \_\_\_\_\_



My Commission Expires 1/29/2024



P2021-006 - REPLAT FOR LOTS 4 & 5, BLOCK A, MTA ANDREWS ADDITION - LOCATION MAP = [icon]

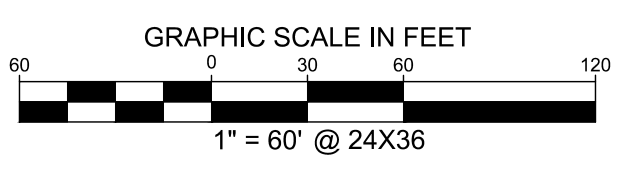
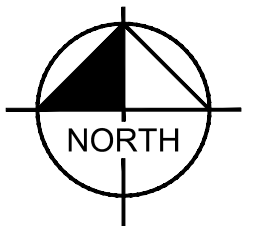
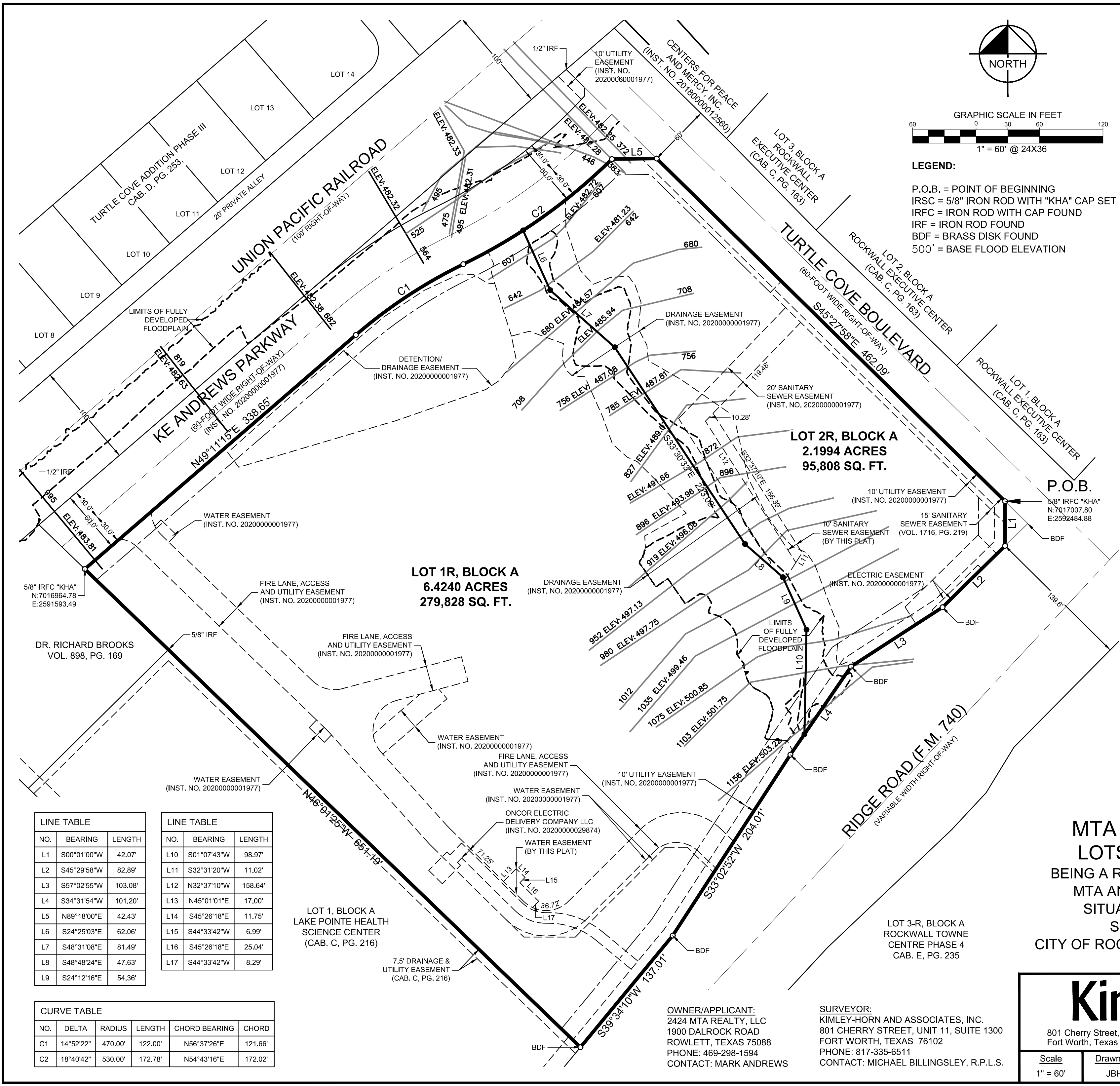


# City of Rockwall

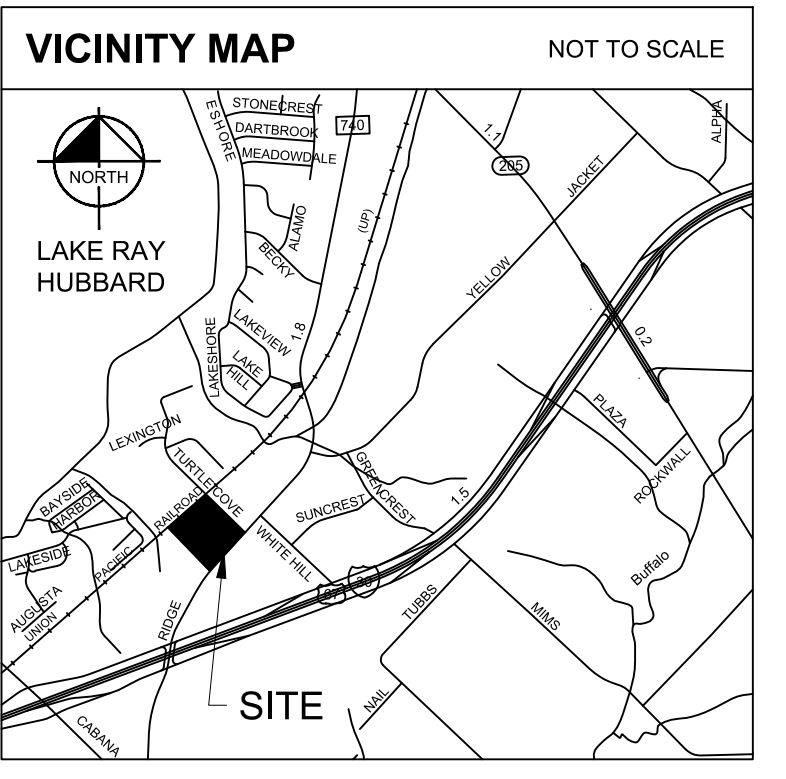
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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





**LEGEND:**  
 P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD WITH "KHA" CAP SET  
 IRFC = IRON ROD WITH CAP FOUND  
 IRF = IRON ROD FOUND  
 BDF = BRASS DISK FOUND  
 500' = BASE FLOOD ELEVATION



- NOTES:**
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
  - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
  - The coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
  - The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
  - Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
  - The purpose of this replat is to dedicate an additional sanitary sewer easement and water easement.

**REPLAT**  
**MTA ANDREWS ADDITION**  
**LOTS 1R AND 2R, BLOCK A**  
 BEING A REPLAT OF LOTS 1 AND 2, BLOCK A  
 MTA ANDREWS ADDITION, AND BEING  
 SITUATED IN THE E.P. GAINS CHISM  
 SURVEY, ABSTRACT NO. 64  
 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS  
 CASE NO. P2019-047

**LINE TABLE**

NO.	BEARING	LENGTH
L1	S00°01'00"W	42.07'
L2	S45°29'58"W	82.89'
L3	S57°02'55"W	103.08'
L4	S34°31'54"W	101.20'
L5	N89°18'00"E	42.43'
L6	S24°25'03"E	62.06'
L7	S48°31'08"E	81.49'
L8	S48°48'24"E	47.63'
L9	S24°12'16"E	54.36'

**LINE TABLE**

NO.	BEARING	LENGTH
L10	S01°07'43"W	98.97'
L11	S32°31'20"W	11.02'
L12	N32°37'10"W	158.64'
L13	N45°01'01"E	17.00'
L14	S45°26'18"E	11.75'
L15	S44°33'42"W	6.99'
L16	S45°26'18"E	25.04'
L17	S44°33'42"W	8.29'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°52'22"	470.00'	122.00'	N56°37'26"E	121.66'
C2	18°40'42"	530.00'	172.78'	N54°43'16"E	172.02'

**OWNER/APPLICANT:**  
 2424 MTA REALTY, LLC  
 1900 DALROCK ROAD  
 ROWLETT, TEXAS 75088  
 PHONE: 469-298-1594  
 CONTACT: MARK ANDREWS

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 801 CHERRY STREET, UNIT 11, SUITE 1300  
 FORT WORTH, TEXAS 76102  
 PHONE: 817-335-6511  
 CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

# Kimley»Horn

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102      FIRM # 10194040      Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale 1" = 60'	Drawn by JBH	Checked by MCB	Date 1/12/2021	Project No. 064539200	Sheet No. 1 OF 1
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DWG NAME: K:\ITW\_SURVEY\064539200-KE ANDREWS OFFICE - ROCKWALL\DWG\_PLOTTED BY: HOPPER, BRADIN 2/10/2021 8:51 AM LAST SAVED 2/9/2021 2:34 PM

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

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **MTA Andrews 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **MTA Andrews Addition** have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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

By: 2424 MTA Realty, LLC

By: MTAA, LLC, its Sole Manager

By: \_\_\_\_\_  
Mark Andrews, its Sole Manager

**STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Mark Andrews, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

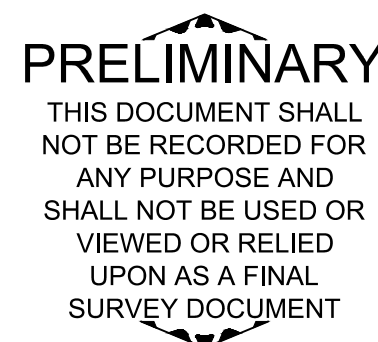
\_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT**

I, Michael C. Billingsley, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the 9th day of February, 2021.

\_\_\_\_\_  
Michael C. Billingsley  
Registered Professional Land Surveyor No. 6558  
Kimley-Horn and Associates, Inc.  
801 Cherry Street, Unit 11, Suite 1300  
Fort Worth, Texas 76102  
Ph. 817-770-6511  
michael.billingsley@kimley-horn.com



**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**WHEREAS**, 2424 MTA REALTY, LLC, is the owner of a tract of land in situated in the situated in the E. P. Gains Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 and 2, Block A, MTA Andrews Addition, an addition to the City of Rockwall, Texas, according to the plat recorded in Instrument No. 20200000001977 of the Official Public Records of Rockwall County, Texas, and being all of a tract of land described in Special Warranty Deed to 2424 MTA Realty, LLC, recorded in Instrument No. 20190000003297, Official Public Records of Rockwall County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "KHA" found at the north end of a right-of-way corner clip at the intersection of the southwest right-of-way line of Turtle Cove Boulevard (a 60-foot wide right-of-way) and the northwest right-of-way line of Ridge Road (F.M. 740, a variable width right-of-way);

**THENCE** South 0°01'00" West, along the said right-of-way corner clip, a distance of 42.07 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the south end of the said corner clip;

**THENCE** along the said northwest right-of-way line, the following courses and distances to wit:

- South 45°29'58" West, a distance of 82.89 feet to a brass disk found for corner;
- South 57°02'55" West, a distance of 103.08 feet (Deed:103.07 feet) to a brass disk found for corner;
- South 34°31'54" West, a distance of 101.20 feet (Deed:101.12 feet) to a brass disk found for corner;
- South 33°02'52" West, a distance of 204.01 feet (Deed:204.12 feet) to a brass disk found for corner;
- South 39°34'10" West, a distance of 137.01 feet (Deed:136.97 feet) to a brass disk found at the easternmost corner of Lot 1, Block A, Lake Pointe Health Science Center, an addition to the City of Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 216, Map Records of Rockwall, Texas;

**THENCE** departing said northwest right-of-way line and with the northeast line of said Lot 1, Block A and the northeast line of a tract of land described in Warranty Deed to Dr. Richard Brooks, recorded in Volume 898, Page 169, Deed Records of Rockwall County, Texas, North 46°01'25" West, at a distance of 651.19 to a 5/8-inch iron rod with cap stamped "KHA" found in the southeast right-of-way line of KE Andrews Parkway (60-foot wide right-of-way), and being the northwest corner of said Lot 1, Block A, MTA Andrews Addition;

**THENCE** along the said southeast right-of-way line, the following courses and distances to wit:

- North 49°11'15" East, a distance of 338.65 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 14°52'22", a radius of 470.00 feet, a chord bearing and distance of North 56°37'26" East, 121.66 feet;
- In a northeasterly direction, with said curve to the right, an arc distance of 122.00 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the beginning of a reverse curve to the left having a central angle of 18°40'42", a radius of 530.00 feet, a chord bearing and distance of North 54°43'16" East, 172.02 feet;
- In a northeasterly direction, with said curve to the left, an arc distance of 172.78 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the west end of a right-of-way corner clip at the intersection of the said southeast right-of-way line of KE Andrews Parkway and the said southwest right-of-way line of Turtle Cove Boulevard;

**THENCE** North 89°18'00" East, along the said right-of-way corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the east end of the said corner clip;

**THENCE** South 45°27'58" East, along the said southwest right-of-way line of Turtle Cove Boulevard, a distance of 462.09 feet to the **POINT OF BEGINNING** and containing 8.6234 acres or 375,636 square feet of land, more or less.

<b>RECOMMENDED FOR FINAL APPROVAL</b>		
_____		_____
Planning and Zoning Commission		Date
<b>APPROVED</b>		
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of th City of Rockwall on the ____ day of _____, 2021.		
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 _____, 2021.		
_____	_____	_____
Mayor, City of Rockwall	City Secretary	City Engineer

**REPLAT  
MTA ANDREWS ADDITION  
LOTS 1R AND 2R, BLOCK A  
BEING A REPLAT OF LOTS 1 AND 2, BLOCK A  
MTA ANDREWS ADDITION, AND BEING  
SITUATED IN THE E.P. GAINS CHISM  
SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS  
CASE NO. P2019-047**



801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102      FIRM # 10194040      Tel. No. (817) 335-6511  
www.kimley-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	JBH	MCB	1/12/2021	064539200	1 OF 1

OWNER/APPLICANT:  
2424 MTA REALTY, LLC  
1900 DALROCK ROAD  
ROWLETT, TEXAS 75088  
PHONE: 469-298-1594  
CONTACT: MARK ANDREWS

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
801 CHERRY STREET, UNIT 11, SUITE 1300  
FORT WORTH, TEXAS 76102  
PHONE: 817-335-6511  
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.



March 15, 2021

TO: Joseph Hornisher  
Kimley-Horn  
13455 Noel Road  
Dallas, TX 75240

COPY: Mark Andrews  
2424 MTA Realty, LLC  
1900 Dalrock Road  
Rowlett, TX 75088

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

SUBJECT: P2021-006; *Replat for Lots 4 & 5, Block A, MTA Andrews Addition*

Mr. Hornisher:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on March 1, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to submittal of civil engineering plans; 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 February 23, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the plat with the conditions of approval by a vote of 5-0, with Commissioners Womble and Thomas absent.

City Council

On March 1, 2021, the City Council approved a motion to approve the plat with the conditions of approval by a vote of 7-0.

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

## Gonzales, David

---

**From:** Gonzales, David  
**Sent:** Tuesday, February 23, 2021 12:33 PM  
**To:** 'joseph.hornisher@kimley-horn.com'  
**Subject:** P&Z Meeting Tonight - Staff Comments  
**Attachments:** Packet [P&Z] (02.23.2021).pdf

Mr. Hornisher,

Please find attached staff report, comments, and dates associated with your request. Please review and let me know if you have any questions. As a note, the plat will be on the Planning and Zoning Commission agenda as a consent item this evening. There is no need to be present for this meeting.

Thank you,



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

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## Gonzales, David

---

**From:** Johnston, Sarah  
**Sent:** Friday, February 26, 2021 3:13 PM  
**To:** Gonzales, David  
**Subject:** RE: P2021-006

I am still approved.

**Sarah Johnston, P.E.**  
**Public Works – Engineering Division**  
**City of Rockwall**  
**385 S. Goliad**  
**Rockwall, TX 75087**  
**972-771-7746**  
**972-771-7748 (fax)**

---

**From:** Gonzales, David  
**Sent:** Friday, February 26, 2021 2:18 PM  
**To:** Johnston, Sarah  
**Subject:** P2021-006

Sarah,

Have you had an opportunity to review the revised plat for KE Andrews [P2021-006]? I know you approved it earlier, however they are looking to submit mylars.

Thanks,



**DAVID GONZALES, AICP**  
PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

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**From:** Hornisher, Joseph [<mailto:Joseph.Hornisher@kimley-horn.com>]  
**Sent:** Thursday, February 25, 2021 12:58 PM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Cc:** Kevin Lloyd ([klloyd@keatax.com](mailto:klloyd@keatax.com)) <[klloyd@keatax.com](mailto:klloyd@keatax.com)>; Johnston, Sarah <[SJohnston@rockwall.com](mailto:SJohnston@rockwall.com)>  
**Subject:** RE: P&Z Meeting Tonight - Staff Comments

Good Afternoon Mr. Gonzales,

Attached is the revised plat addressing city comments.

Can you review and let us know next steps?

Thank you,

**Joseph Hornisher, P.E.**

**Kimley-Horn** | Direct: 972 776 1729

---

**From:** Hopper, Bradin <[Bradin.Hopper@kimley-horn.com](mailto:Bradin.Hopper@kimley-horn.com)>

**Sent:** Wednesday, February 24, 2021 3:19 PM

**To:** Billingsley, Michael <[Michael.Billingsley@kimley-horn.com](mailto:Michael.Billingsley@kimley-horn.com)>; Hornisher, Joseph <[Joseph.Hornisher@kimley-horn.com](mailto:Joseph.Hornisher@kimley-horn.com)>

**Subject:** RE: P&Z Meeting Tonight - Staff Comments

Joseph,

See attached.

Thank you,

**Bradin Hopper, S.I.T.**

**Kimley-Horn** | 801 Cherry Street, Unit 11, Suite 1300, Fort Worth, Texas 76102

Direct: 817-984-9837 | Mobile: 469-628-9294 | [www.Kimley-Horn.com](http://www.Kimley-Horn.com) | TBPLS FIRM # 10194040

Celebrating 13 years as one of FORTUNE's 100 Best Companies to Work For

---

**From:** Billingsley, Michael <[Michael.Billingsley@kimley-horn.com](mailto:Michael.Billingsley@kimley-horn.com)>

**Sent:** Wednesday, February 24, 2021 2:16 PM

**To:** Hornisher, Joseph <[Joseph.Hornisher@kimley-horn.com](mailto:Joseph.Hornisher@kimley-horn.com)>; Hopper, Bradin <[Bradin.Hopper@kimley-horn.com](mailto:Bradin.Hopper@kimley-horn.com)>

**Subject:** RE: P&Z Meeting Tonight - Staff Comments

Bradin,

I've made these changes but for the life of me can't get it to plot correctly to PDF. Can you please send to Joseph?

K:\FTW\_Survey\064539200-KE Andrews Office - Rockwall\Transfer-out\20210224 RP

**Michael C. Billingsley, RPLS (TX)**

**Kimley-Horn** | 801 Cherry Street, Unit 11, Suite 1300, Fort Worth, TX 76102

Direct: 817 900 8526 | Mobile: 214 557 9845

TBPLS Firm No. 10194040

Celebrating 13 years as one of FORTUNE's 100 Best Companies to Work For

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**From:** Hornisher, Joseph <[Joseph.Hornisher@kimley-horn.com](mailto:Joseph.Hornisher@kimley-horn.com)>

**Sent:** Tuesday, February 23, 2021 1:32 PM

**To:** Billingsley, Michael <[Michael.Billingsley@kimley-horn.com](mailto:Michael.Billingsley@kimley-horn.com)>; Hopper, Bradin <[Bradin.Hopper@kimley-horn.com](mailto:Bradin.Hopper@kimley-horn.com)>

**Subject:** Fwd: P&Z Meeting Tonight - Staff Comments

FYI. Can you take care of these comments?

Joseph Hornisher, P.E.

Kimley-Horn | 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240

Direct: 972 776 1729 | Mobile: 940 597 4152 | [www.kimley-horn.com](http://www.kimley-horn.com)

Sent via mobile

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**From:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Sent:** Tuesday, February 23, 2021 12:33:06 PM  
**To:** Hornisher, Joseph <[Joseph.Hornisher@kimley-horn.com](mailto:Joseph.Hornisher@kimley-horn.com)>  
**Subject:** P&Z Meeting Tonight - Staff Comments

Mr. Hornisher,

Please find attached staff report, comments, and dates associated with your request. Please review and let me know if you have any questions. As a note, the plat will be on the Planning and Zoning Commission agenda as a consent item this evening. There is no need to be present for this meeting.

Thank you,



**DAVID GONZALES, AICP**  
PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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## Gonzales, David

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**From:** Gonzales, David  
**Sent:** Friday, February 26, 2021 4:55 PM  
**To:** 'Hornisher, Joseph'  
**Cc:** [REDACTED]; Johnston, Sarah; Gamez, Angelica  
**Subject:** RE: P&Z Meeting Tonight - Staff Comments

Joseph,

Thank you for the addressing staff comments. The mylar copies can be submitted for filing after Monday's meeting when the plat is approved by City Council. Please see the following information regarding the filing of the plat:

The filing fees for the plat will be \$50 per page (e.g. \$50 x 2 pages = \$100) + \$30 for the 1<sup>st</sup> Tax Certificate + \$4 for any additional Tax Certificates [*i.e. two (2) properties, etc.*]. Please note that according to the Texas Property Code, Section 12.002, there is an additional \$4 fee for a *Tax Receipt* indicating the current years assessed taxes have been paid [*this applies from September to December*]. If you have any questions regarding this particular requirement, please call Rockwall County Central Appraisal District at 972.771.2034. As an example, the **Minimum Total Fees Due = \$130.00** for a 2 page plat with one tax certificate, if filed by August 31, 2021. Should the plat be filed after August 31, 2021, a *Tax Receipt* indicating that the current year assessed taxes have been paid will be required, and an additional \$4 for each tax receipt will be due in order to file the plat with Rockwall County [*Example minimum total fees due = \$134.00*].

Please make your check *payable to the Rockwall County Clerk* for the appropriate amount or the plat will not be filed. If you have any questions regarding the fee amount, please call staff at 972.771.7745.

You will need to provide a minimum of one (1) copy on mylar with signatures notarized. City staff will obtain signatures from the Planning and Zoning Commissioner, Mayor, Engineer, and City Secretary. Any additional mylar (*or bonded*) copies are welcomed and will be returned to you. Once filed, you must pick-up the additional copies or they will be discarded.

When dropping off the plat for filing, please be sure that you have all items required (*i.e. mylar copies, tax certificate(s), tax receipts [if applicable], & filing fees*). Staff will not accept the mylars if all items necessary for filing are not received at the time they are submitted to City staff.

Thank you,



**DAVID GONZALES, AICP**  
PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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**From:** Hornisher, Joseph [mailto:Joseph.Hornisher@kimley-horn.com]  
**Sent:** Thursday, February 25, 2021 12:58 PM  
**To:** Gonzales, David  
**Cc:** [REDACTED]; Johnston, Sarah  
**Subject:** RE: P&Z Meeting Tonight - Staff Comments

Good Afternoon Mr. Gonzales,

Attached is the revised plat addressing city comments.

Can you review and let us know next steps?

Thank you,

**Joseph Hornisher, P.E.**  
**Kimley-Horn** | Direct: 972 776 1729

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**From:** Hopper, Bradin <[Bradin.Hopper@kimley-horn.com](mailto:Bradin.Hopper@kimley-horn.com)>  
**Sent:** Wednesday, February 24, 2021 3:19 PM  
**To:** Billingsley, Michael <[Michael.Billingsley@kimley-horn.com](mailto:Michael.Billingsley@kimley-horn.com)>; Hornisher, Joseph <[Joseph.Hornisher@kimley-horn.com](mailto:Joseph.Hornisher@kimley-horn.com)>  
**Subject:** RE: P&Z Meeting Tonight - Staff Comments

Joseph,

See attached.

Thank you,

**Bradin Hopper, S.I.T.**  
**Kimley-Horn** | 801 Cherry Street, Unit 11, Suite 1300, Fort Worth, Texas 76102  
Direct: 817-984-9837 | Mobile: 469-628-9294 | [www.Kimley-Horn.com](http://www.Kimley-Horn.com) | TBPLS FIRM # 10194040  
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**From:** Billingsley, Michael <[Michael.Billingsley@kimley-horn.com](mailto:Michael.Billingsley@kimley-horn.com)>  
**Sent:** Wednesday, February 24, 2021 2:16 PM  
**To:** Hornisher, Joseph <[Joseph.Hornisher@kimley-horn.com](mailto:Joseph.Hornisher@kimley-horn.com)>; Hopper, Bradin <[Bradin.Hopper@kimley-horn.com](mailto:Bradin.Hopper@kimley-horn.com)>  
**Subject:** RE: P&Z Meeting Tonight - Staff Comments

Bradin,

I've made these changes but for the life of me can't get it to plot correctly to PDF. Can you please send to Joseph?

K:\FTW\_Survey\064539200-KE Andrews Office - Rockwall\Transfer-out\20210224 RP

**Michael C. Billingsley, RPLS (TX)**  
**Kimley-Horn** | 801 Cherry Street, Unit 11, Suite 1300, Fort Worth, TX 76102  
Direct: 817 900 8526 | Mobile: 214 557 9845  
TBPLS Firm No. 10194040

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**From:** Hornisher, Joseph <[Joseph.Hornisher@kimley-horn.com](mailto:Joseph.Hornisher@kimley-horn.com)>  
**Sent:** Tuesday, February 23, 2021 1:32 PM  
**To:** Billingsley, Michael <[Michael.Billingsley@kimley-horn.com](mailto:Michael.Billingsley@kimley-horn.com)>; Hopper, Bradin <[Bradin.Hopper@kimley-horn.com](mailto:Bradin.Hopper@kimley-horn.com)>  
**Subject:** Fwd: P&Z Meeting Tonight - Staff Comments

FYI. Can you take care of these comments?

Joseph Hornisher, P.E.

Kimley-Horn | 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240

Direct: 972 776 1729 | Mobile: 940 597 4152 | [www.kimley-horn.com](http://www.kimley-horn.com)

Sent via mobile

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**From:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>

**Sent:** Tuesday, February 23, 2021 12:33:06 PM

**To:** Hornisher, Joseph <[Joseph.Hornisher@kimley-horn.com](mailto:Joseph.Hornisher@kimley-horn.com)>

**Subject:** P&Z Meeting Tonight - Staff Comments

Mr. Hornisher,

Please find attached staff report, comments, and dates associated with your request. Please review and let me know if you have any questions. As a note, the plat will be on the Planning and Zoning Commission agenda as a consent item this evening. There is no need to be present for this meeting.

Thank you,



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER

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