



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) ¹

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹

FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹

REPLAT (\$300.00 + \$20.00 ACRE) ¹

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

SITE PLAN (\$250.00 + \$20.00 ACRE) ¹

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST (\$100.00)

NOTES:
¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS STATE HIGHWAY 66 AND NORTH JOHN KING BLVD. NE CORNER

SUBDIVISION LADERA ROCKWALL LOT 1 BLOCK A

GENERAL LOCATION NE CORNER OF ST HWY 66 AND NORTH JOHN KING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-85 CURRENT USE SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING PD-85 PROPOSED USE SINGLE FAMILY RESIDENTIAL

ACREAGE 37.800 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER RW LADERA, LLC	<input checked="" type="checkbox"/> APPLICANT McADAMS CO.
CONTACT PERSON JOHN DELIN	CONTACT PERSON JUSTIN LANSDOWNE
ADDRESS 361 W. BYRON NELSON BLVD	ADDRESS 201 COUNTRY VIEW DRIVE
STE. 104	
CITY, STATE & ZIP ROANOKE, TX, 76262	CITY, STATE & ZIP ROANOKE, TX 76262
PHONE (817)919-8111	PHONE (940)240-1012
E-MAIL JOHN@INTEGRITYGROUPS.COM	E-MAIL JLANSDOWNE@MCADAMSCO.COM

NOTARY VERIFICATION [REQUIRED]

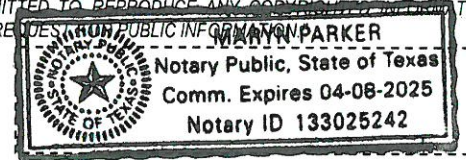
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Delin [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1,000.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE twelfth DAY OF July, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF July, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



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 two (2), 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 (failure to submit all of the items required shall constitute an incomplete application):
 - SITE PLAN.
 - LANDSCAPE PLAN.
 - TREESCAPE PLAN.
 - PHOTOMETRIC PLAN.
 - BUILDING ELEVATIONS.

Staff requires the submittal of two (2) 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.

- PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.
- 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 two (2), 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.

September 9, 2020

City of Rockwall
Planning Dept.
385 S. Goliad
Rockwall, Texas 75087

**RE: SWBC Rockwall, Phase II
City of Rockwall Project No.: SP2020-021
Treescape Plan
WBC-20000**



David Gonzalez,

Per your email request on September 3, 2020 we are providing this letter to state that the property located at Lot 1, Block A, SWBC Rockwall Addition, in Rockwall, TX does not as of the date of this letter contain trees of the species and/or size identified as protected per the Rockwall, TX Unified Development Code.

As stated in your email, in 2017 a mitigation plan was approved with the understanding that no mitigation would be due since the trees were primarily unprotected cedar trees for this site.

If you should have any questions or require additional information, please do not hesitate to contact me at 972.436.9765.

Sincerely,

MCADAMS



Jeremy Nelson, PLA
Project Manager

SWBC Rockwall: McAdams Job # WBC-20000

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

W. THAD MURLEY III, RPLS 5802 07/15/21

Inverse With Area

Thu Jul 15 18:17:35 2021

PntNo	Bearing	Distance	Northing	Easting	Description
			7021029.53	2604732.51	
	N 00°38'00" E	94.13			
			7021123.66	2604733.55	
	N 06°34'20" E	97.60			
			7021220.62	2604744.72	
	N 00°38'40" E	376.00			
			7021596.60	2604748.95	
	N 18°18'50" E	385.05			
			7021962.14	2604869.94	
	N 71°41'10" W	94.15			
			7021991.73	2604780.56	
	N 18°18'50" E	56.85			
			7022045.70	2604798.42	
	N 71°41'10" W	121.00			
			7022083.72	2604683.55	
	N 18°18'50" E	75.15			
			7022155.07	2604707.17	
	N 71°41'10" W	232.93			
			7022228.26	2604486.04	
	N 00°03'50" E	570.38			
			7022798.64	2604486.67	
	N 89°35'05" E	681.87			
			7022803.58	2605168.52	
	S 01°33'10" E	1767.98			
			7021036.25	2605216.43	
	S 89°12'17" W	483.97			
			7021029.53	2604732.51	

Closure Error Distance> 0.0000

Total Distance Inversed> 5037.07

Area: 926730 Sq. Feet, 21.2748 Acres

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 2019000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwestwesterly with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 175°7'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northwest corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

STATE OF TEXAS

COUNTY OF Rockwall: We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Ladera Rockwall subdivision 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;

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

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

I (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.

WITNESS OUR HAND this _____ day of _____, 2021.

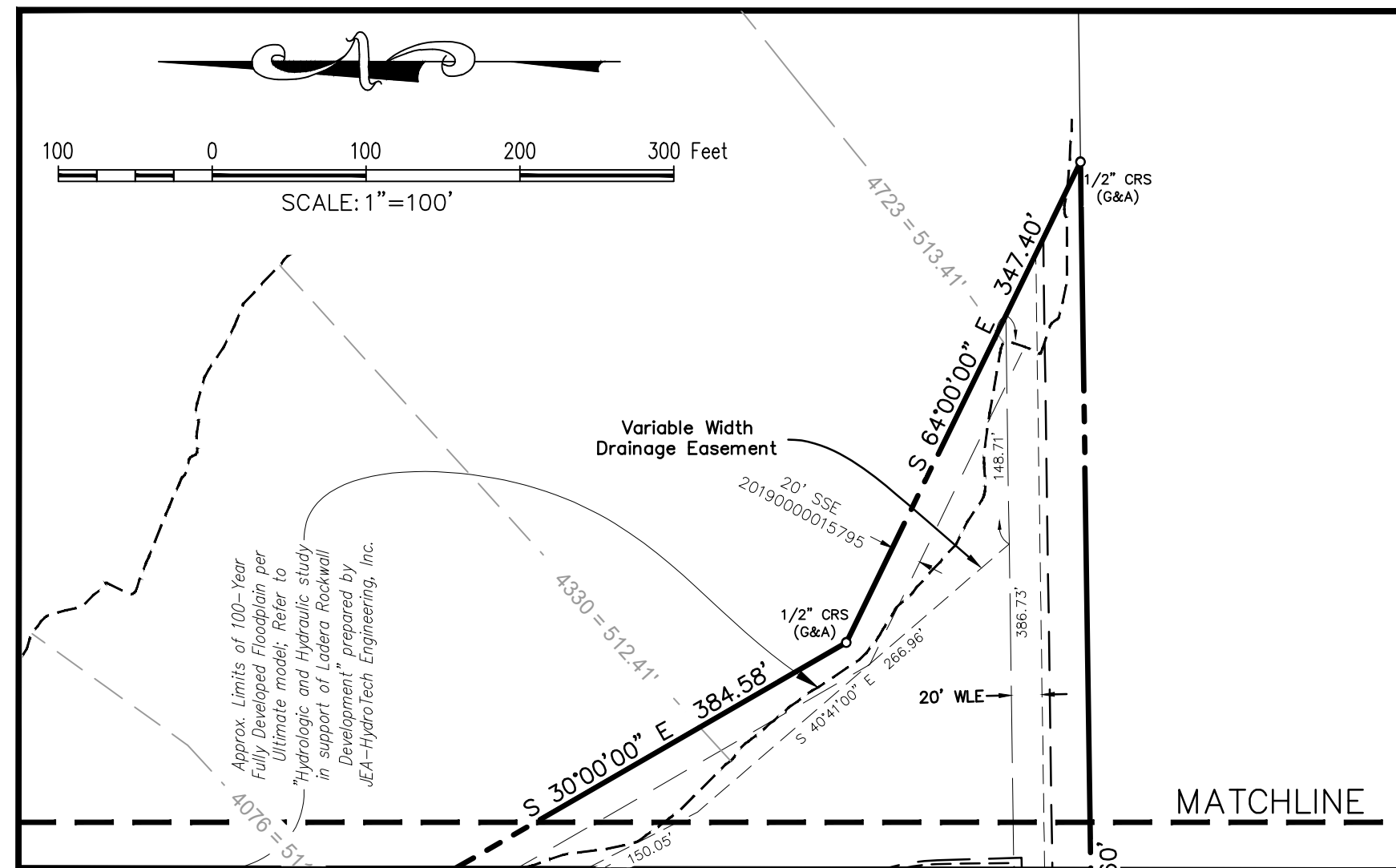
John Delin, Authorized Representative

STATE OF TEXAS: COUNTY OF _____: BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public

My commission expires the _____ day of _____, 2021.



PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L5 to L45.

PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L46 to L65.

PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L66 to L87.

PHASE 2 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L101 to L112.

PHASE 1 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C15 to C35.

PHASE 1 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C36 to C54.

PHASE 2 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C101 to C107.

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision. PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. W. THAD MURLEY III, RPLS 6802 7/16/21

W. Thad Murley III, RPLS Texas Registration No. 5802

NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A I MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easement.
9. 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.
10. The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEa-Hydro Tech Engineering, Inc. dated March 13, 2019.

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this _____ 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 _____,

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT Lot 2, Block A LADERA ROCKWALL being a Replat of Lot 1, Block A LADERA ROCKWALL Zoned: PD-85 in the M. JONES SURVEY, ABSTRACT NO. 122 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

2/2



The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972.436.9712

201 Country View Drive Roanoke, Texas 76262 940.240.1012

TBPE: 19762 TBPLS: 10194440 www.gacon.com www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER RW LADERA, LLC. 361 W. BYRON NELSON BLVD. STE. 104 ROANOKE, TX 76262 Ph. 817.430.3318 Contact: John Delin

Case No. P2021-###



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
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PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION LADERA ROCKWALL LOT 1 BLOCK A

GENERAL LOCATION NE CORNER OF ST HWY 66 AND NORTH JOHN KING BLVD

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PROPOSED ZONING PD-85 PROPOSED USE SINGLE FAMILY RESIDENTIAL

ACREAGE 37.800 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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<input checked="" type="checkbox"/> OWNER RW LADERA, LLC	<input checked="" type="checkbox"/> APPLICANT McADAMS CO.
CONTACT PERSON JOHN DELIN	CONTACT PERSON JUSTIN LANSDOWNE
ADDRESS 361 W. BYRON NELSON BLVD	ADDRESS 201 COUNTRY VIEW DRIVE
STE. 104	
CITY, STATE & ZIP ROANOKE, TX, 76262	CITY, STATE & ZIP ROANOKE, TX 76262
PHONE (817)919-8111	PHONE (940)240-1012
E-MAIL JOHN@INTEGRITYGROUPS.COM	E-MAIL JLANSDOWNE@MCADAMSCO.COM

NOTARY VERIFICATION [REQUIRED]

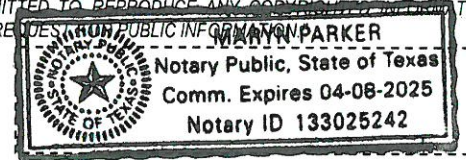
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Delin [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1,000.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE twelfth DAY OF July, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF July, 2021


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



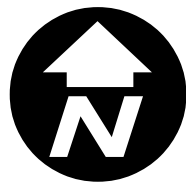
P2021-042- REPLAT FOR LOT 1, BLOCK A,
 LADERA ROCKWALL ADDITION
 REPLAT - LOCATION MAP = 



City of Rockwall

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

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





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 two (2), 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 (failure to submit all of the items required shall constitute an incomplete application):
 - SITE PLAN.
 - LANDSCAPE PLAN.
 - TREESCAPE PLAN.
 - PHOTOMETRIC PLAN.
 - BUILDING ELEVATIONS.

Staff requires the submittal of two (2) 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.

- PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.
- 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 two (2), 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.

SWBC Rockwall: McAdams Job # WBC-20000

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

W. THAD MURLEY III, RPLS 5802 07/15/21

Inverse With Area

Thu Jul 15 18:17:35 2021

PntNo	Bearing	Distance	Northing	Easting	Description
			7021029.53	2604732.51	
	N 00°38'00" E	94.13			
			7021123.66	2604733.55	
	N 06°34'20" E	97.60			
			7021220.62	2604744.72	
	N 00°38'40" E	376.00			
			7021596.60	2604748.95	
	N 18°18'50" E	385.05			
			7021962.14	2604869.94	
	N 71°41'10" W	94.15			
			7021991.73	2604780.56	
	N 18°18'50" E	56.85			
			7022045.70	2604798.42	
	N 71°41'10" W	121.00			
			7022083.72	2604683.55	
	N 18°18'50" E	75.15			
			7022155.07	2604707.17	
	N 71°41'10" W	232.93			
			7022228.26	2604486.04	
	N 00°03'50" E	570.38			
			7022798.64	2604486.67	
	N 89°35'05" E	681.87			
			7022803.58	2605168.52	
	S 01°33'10" E	1767.98			
			7021036.25	2605216.43	
	S 89°12'17" W	483.97			
			7021029.53	2604732.51	

Closure Error Distance> 0.0000

Total Distance Inversed> 5037.07

Area: 926730 Sq. Feet, 21.2748 Acres

September 9, 2020

City of Rockwall
Planning Dept.
385 S. Goliad
Rockwall, Texas 75087

**RE: SWBC Rockwall, Phase II
City of Rockwall Project No.: SP2020-021
Treescape Plan
WBC-20000**



David Gonzalez,

Per your email request on September 3, 2020 we are providing this letter to state that the property located at Lot 1, Block A, SWBC Rockwall Addition, in Rockwall, TX does not as of the date of this letter contain trees of the species and/or size identified as protected per the Rockwall, TX Unified Development Code.

As stated in your email, in 2017 a mitigation plan was approved with the understanding that no mitigation would be due since the trees were primarily unprotected cedar trees for this site.

If you should have any questions or require additional information, please do not hesitate to contact me at 972.436.9765.

Sincerely,

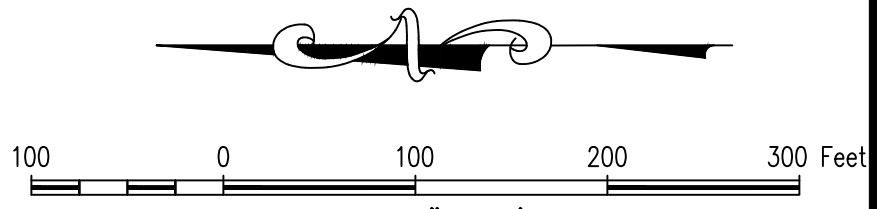
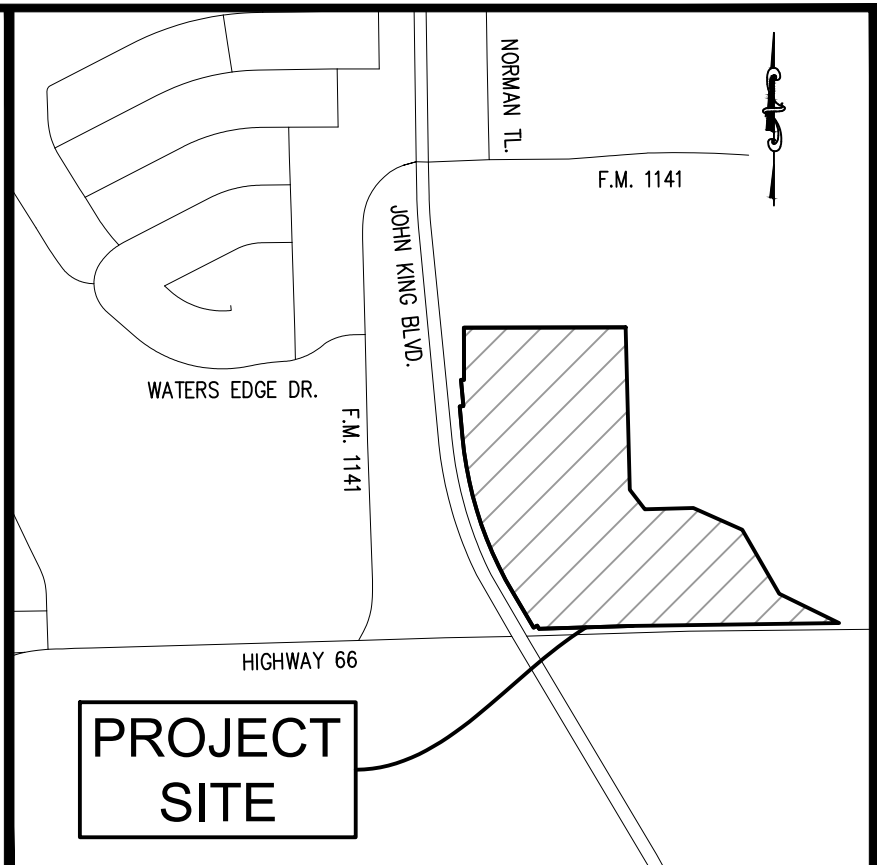
MCADAMS



Jeremy Nelson, PLA
Project Manager

DETAIL A
SCALE: 1"=40'

MATCHLINE



SCALE: 1"=100'

LEGEND

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- CRF = CAPPED REBAR FOUND
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- MAE = MUTUAL ACCESS EASEMENT
- MAUE = MUTUAL ACCESS & UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- LS = LANDSCAPE
- DDE = DRAINAGE & DETENTION EASEMENT
- EHS = EROSION HAZARDOUS SETBACK
- VE = VISIBILITY EASEMENT
- FE = FIRELANE EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT

FINAL PLAT
Lot 2, Block A
LADERA ROCKWALL
 being a Replat of
Lot 1, Block A
LADERA ROCKWALL
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1/2

The John R. McAdams Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712

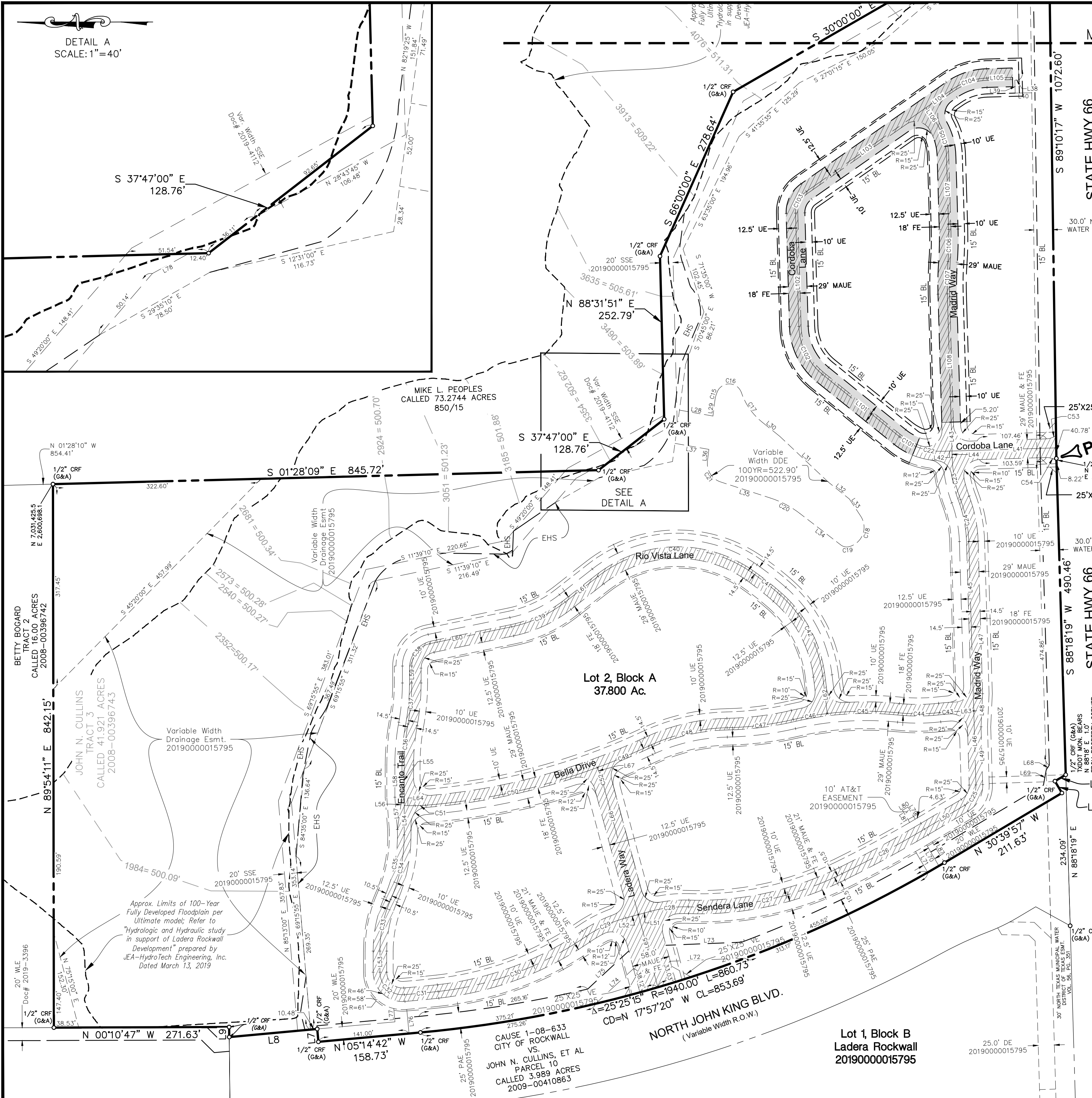
201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012

TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
 361 W. BYRON NELSON
 BLVD. STE 104
 ROANOKE, TX 76262
 Ph. 817.430.3318
 Contact: John Dellin

Case No. P2021-###



File: Z:\2021\17191\Drawings\17191 FP PH2 BASE
 Plotted: 7/15/2021 4:54 PM, by Bidwell, Alec; Saved: 7/8/2021 11:04 AM, by cooperter

Approx. Limits of 100-Year Fully Developed Floodplain per Ultimate model; Refer to "Hydrologic and Hydraulic study in support of Ladera Rockwall Development" prepared by JEA-HydroTech Engineering, Inc. Dated March 13, 2019

CAUSE 1-08-633
 CITY OF ROCKWALL
 VS.
 JOHN N. CULLINS, ET AL
 PARCEL 10
 CALLED 3.989 ACRES
 2009-00410863

Lot 1, Block B
 Ladera Rockwall
 20190000015795

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 2019000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwestwesterly with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 175°7'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northeast corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

STATE OF TEXAS

COUNTY OF Rockwall: We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Ladera Rockwall subdivision 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;

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

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

I (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.

WITNESS OUR HAND this ____ day of _____, 2021.

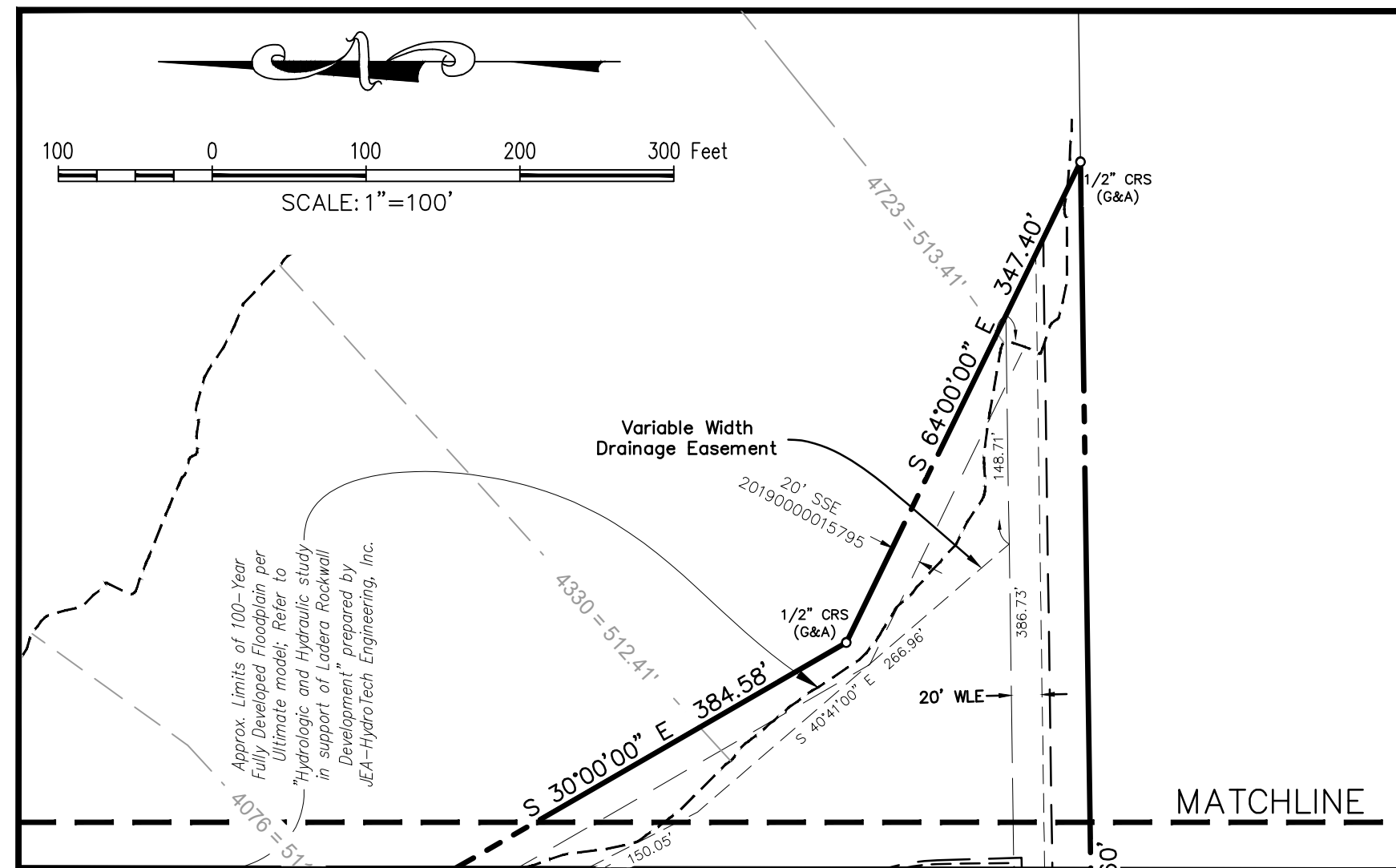
John Delin, Authorized Representative

STATE OF TEXAS: COUNTY OF _____: BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

Notary Public

My commission expires the ____ day of _____, 2021.



PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L5 to L45.

PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L46 to L65.

PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L66 to L87.

PHASE 2 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L101 to L112.

PHASE 1 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C15 to C35.

PHASE 1 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C36 to C54.

PHASE 2 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C101 to C107.

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision. PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. W. THAD MURLEY III, RPLS 6802 7/16/21

W. Thad Murley III, RPLS Texas Registration No. 5802

NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A I MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easement.
9. 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.
10. The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEa-Hydro Tech Engineering, Inc. dated March 13, 2019.

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

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

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT Lot 2, Block A LADERA ROCKWALL being a Replat of Lot 1, Block A LADERA ROCKWALL Zoned: PD-85 in the M. JONES SURVEY, ABSTRACT NO. 122 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

2/2



The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972.436.9712

201 Country View Drive Roanoke, Texas 76262 940.240.1012

TBPE: 19762 TBPLS: 10194440 www.gacon.com www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER RW LADERA, LLC. 361 W. BYRON NELSON BLVD. STE. 104 ROANOKE, TX 76262 Ph. 817.430.3318 Contact: John Delin

Case No. P2021-###



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: July 27, 2021
APPLICANT: Justin Lansdowne; *McAdams Co.*
CASE NUMBER: P2021-042; *Replat for Lot 2, Block A, Ladera Rockwall Addition*

SUMMARY

Consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a Replat for Lot 2, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 37.8-acre parcel of land (*i.e. Lot 2, Block A, Ladera Rockwall Addition*) for purpose of establishing the necessary easements (*i.e. firelane, public access, drainage and utility easements*) in order to develop the remainder of the property. The development was approved for an age restricted, senior living community consisting of single-family homes (*i.e. 122 home sites*) setup in a condominium regime. As a note, the single-family homes are individually owned, but are situated on a single lot/unit owned and maintained by the homeowner's association.
- The majority of Planned Development District 85 (PD-85) was annexed into the City of Rockwall and zoned Agricultural (AG) District on March 16, 1998 by *Case No. A1998-001 (Ordinance No. 98-10)*. The remainder of the Planned Development District was annexed on March 2, 1960 by *Case No. A1960-001 (Ordinance No. 60-01)*. In 2007-2008, the City of Rockwall acquired a portion of this property for the future right-of-way for John King Boulevard. This divided the property into two (2) tracts of land, a 9.894-acre tract of land on the west side of John King Boulevard (*i.e. Tract 1*) and a 28.011-acre tract of land on the east side of John King Boulevard (*i.e. Tract 2, which is a portion of the subject property*). On October 16, 2017, the City Council approved Planned Development District 85 (PD-85) [*i.e. Ordinance No. 17-55*], to allow for an age restricted, senior living community with single-family residential land uses setup in a condominium regime on the *subject property*. On June 26, 2018, the Planning and Zoning Commission approved an amended treescape plan for the purpose of removing trees in association with the construction of a 12-inch sanitary sewer line that currently serves the development [*Case No. MIS2018-014*]. On August 6, 2018, the City Council approved an amendment to Planned Development District 85 (PD-85) [*i.e. Ordinance No. 18-32*], for the purpose of incorporating an additional 9.762-acre tract of land allowing the addition of 38 single-family units. This brought the total number of units to 122. On September 17, 2018 the City Council approved a preliminary plat [*P2017-068*] for one (1) lot with 122 single-family residential units within Planned Development District 85 (PD-85). On April 15, 2019, the City Council approved a final plat for Lot 1, Block A & Lot 1, Block B, Ladera Rockwall Addition. On January 14, 2020, the Planning and Zoning Commission approved a PD Site Plan [*Case No. SP2019-052*] for the purpose of developing the age-restricted master planned community, and establishing an amenity center for the development.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for Lot 2, Block A, Ladera Rockwall Addition, staff would propose the following conditions of approval:

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

PROJECT COMMENTS



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

DATE: 7/22/2021

PROJECT NUMBER: P2021-042
PROJECT NAME: Replat for Lot 2, Block A, Ladera Addition
SITE ADDRESS/LOCATIONS: Final Plat for Lot 2, Block A, Ladera Addition

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

CASE CAPTION: Discuss and consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a Replat for Lot 2, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	07/22/2021	Needs Review

07/22/2021: P2021-042; Replat for Lots 2, Block A, Ladera Rockwall Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Replat for Lot 2, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2021-042) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by Planned Development District 85 (PD-85), the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Verify building setback adjacent to John King Boulevard and SH-66. These are labeled as 15' BL and are scaled at 25-ft.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to submittal on mylar for filing.

M.7 Please provide one (1) hard copy and a PDF/electronic version for review by staff.

I.8 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on July 27, 2021. [On Consent Agenda]

(2) City Council regular meeting will be held on August 2, 2021. [On Consent Agenda]

I.9 Although this agenda item is on the consent agenda, staff recommends that a representative be present for all meetings as indicated above. The meetings are scheduled to begin at 6:00 PM in the City's Council Chamber.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Needs Review

07/22/2021: M - Show and label approved flood study cross sections with elevations.
M - label each of the different line types for the floodplain.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	07/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/19/2021	Approved

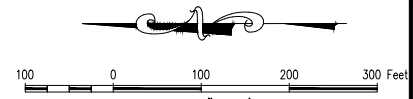
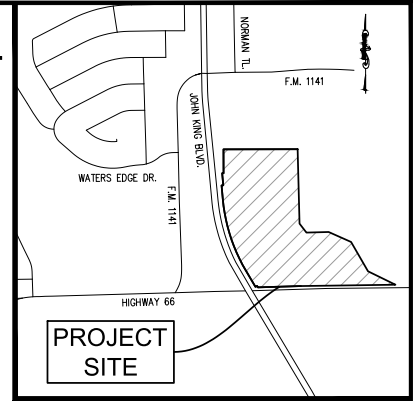
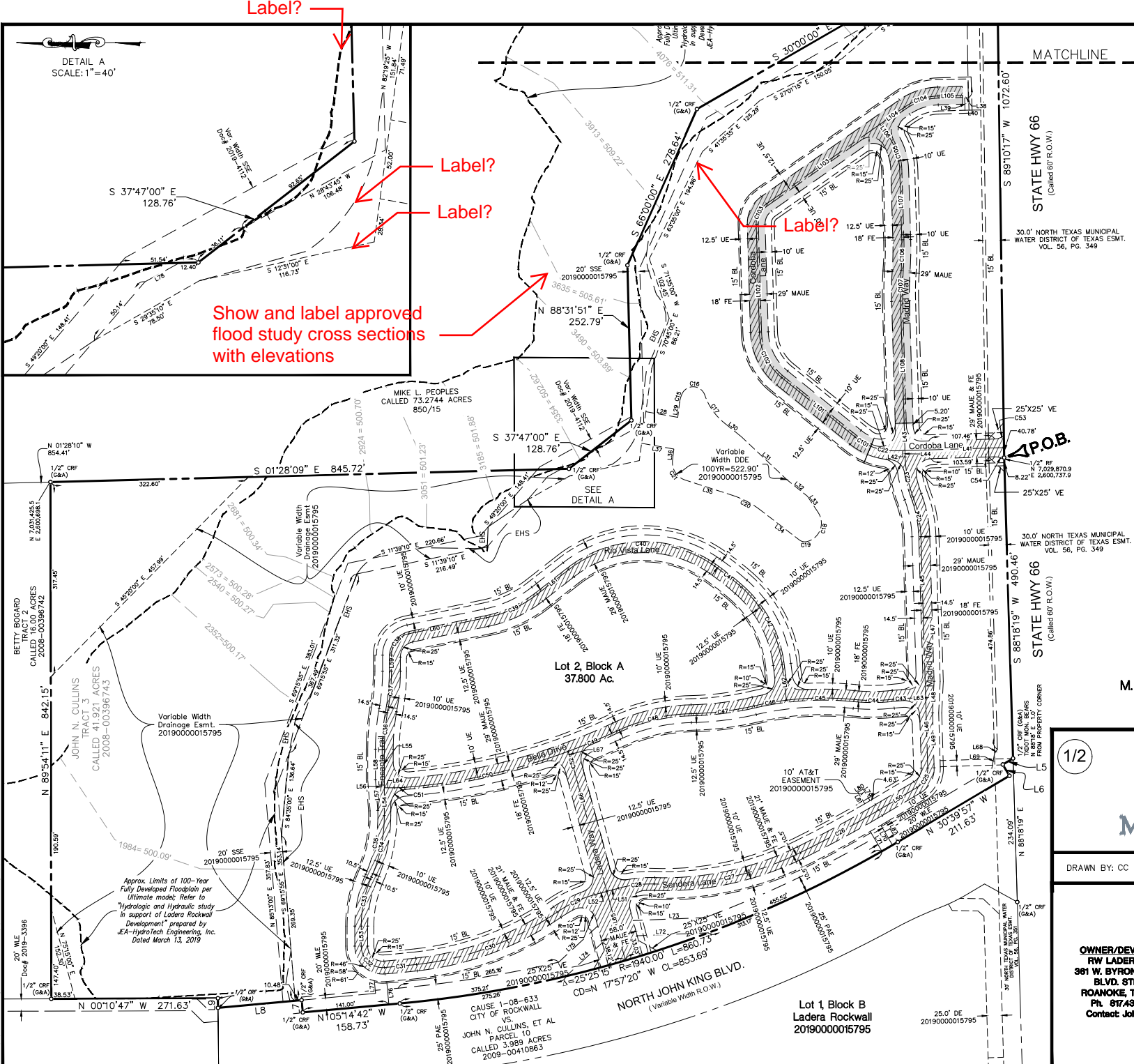
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	07/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved

07/21/2021: no comments




LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND
BL	=	BUILDING LINE
P.O.B.	=	UTILITY EASEMENT
MAE	=	POINT OF BEGINNING
MAE	=	MUTUAL ACCESS EASEMENT
MAE	=	MUTUAL ACCESS & UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
LS	=	LANDSCAPE
DDE	=	DRAINAGE & DETENTION EASEMENT
EHS	=	EROSION HAZARDOUS SETBACK
VE	=	VISIBILITY EASEMENT
FE	=	FIRELANE EASEMENT
PAE	=	PEDESTRIAN ACCESS EASEMENT

FINAL PLAT
Lot 2, Block A
LADERA ROCKWALL
 being a Replat of
Lot 1, Block A
LADERA ROCKWALL
 Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1/2



McADAMS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.438.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
381 W. BYRON NELSON
BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

Case No. P2021-###

File: 2102112010.dwg, P. & G. Sheet, (Rev. 4/13/2021) of P. & G. Sheet
 Date: 4/13/2021 4:54 PM, by: John Dellin, Inc. Saved: 7/6/2020 10:54 AM, by: computer

Approx. Limits of 100-Year Fully Developed Floodplain per Ultimate model; Refer to "Hydrologic and Hydraulic Study in support of Ladera Rockwall Development" prepared by JEA-HydroTech Engineering, Inc. Dated March 13, 2019

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A
BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 20190000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41,921 acre tract of land described as Tract 3, in deed to John H. Cutler, recorded in instrument No. 2008-0038743, Deed Records, Rockwall County, Texas, and being part of a called 73,2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41,921 acre tract, and the southwest corner of said 73,2744 acre tract and being in the north 1/2 of U.S. Highway 86;
THENCE S 88°18'15" W, with the south line of said Lot 1 and the north line of U. S. Highway 86, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS"; being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3,989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in the City of Rockwall vs. John Cutler and Burlin H. Payne et al., Cause No. 180-633, recorded in instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesteily with the east line of said Lot 1, the 3,989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";
S 59°20'03" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";
N 30°39'57" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";
N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10,942 acre tract of land described in deed to City of Rockwall, recorded in instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10,942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS"; being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10,942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS"; being the northeast corner of said Lot 1 and being the southwest corner of a 16,000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in instrument No. 2009-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16,000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS"; being the northerly northeast corner of said Lot 1, being the southeast corner of said 16,000 acre tract and being the west line of said 73,2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73,2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73,2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";
N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";
S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";
S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS"; being in the south line of said 73,2744 acre tract and the north line of U.S. Highway 86;

THENCE S 88°18'14" W, with the south line of said Lot 1, the south line of said 73,2744 acre tract, and the north line of U.S. Highway 86, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37,800 acres of land.

STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall subdivision, to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Ladera Rockwall subdivision 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, controlling, maintaining and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the curb or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the city be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

I (we) further acknowledge that the dedications and/or execution of same 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 excisions made herein.

WITNESS OUR HAND this day of 2021.

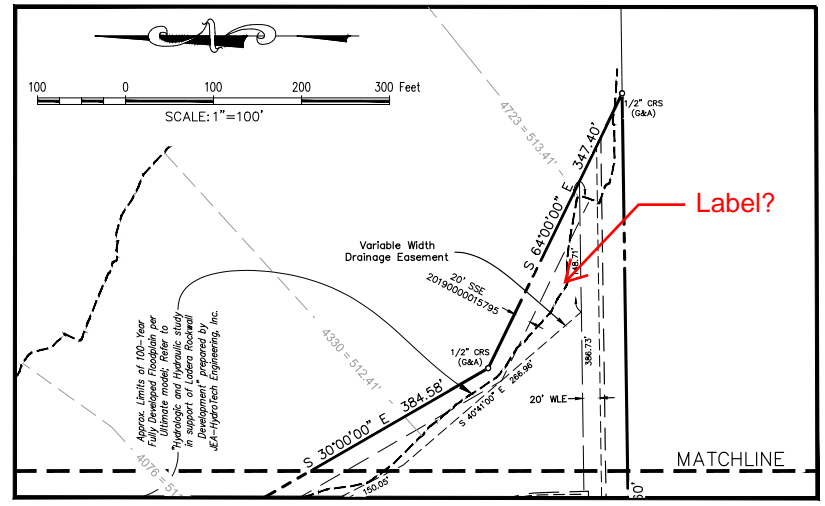
John Dellin, Authorized Representative

STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Dellin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public

My commission expires the day of 2021.



PHASE 1 LINE TABLE

Table with 4 columns: LINE, BEARING, DISTANCE. Contains 15 rows of survey data for Phase 1.

PHASE 2 LINE TABLE

Table with 4 columns: LINE, BEARING, DISTANCE. Contains 12 rows of survey data for Phase 2.

PHASE 1 CURVE TABLE

Table with 6 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Contains 15 rows of curve data for Phase 1.

PHASE 2 CURVE TABLE

Table with 6 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Contains 12 rows of curve data for Phase 2.

- NOTES:
1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD 83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD 83.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A I MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire line information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easement.
9. 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 will be approved, authorized or permit thereof 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.
10. The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by EA-Hydro Tech Engineering, Inc. dated March 13, 2019.

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this 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

FINAL PLAT
Lot 2, Block A
LADERA ROCKWALL
being a Replat of
Lot 1, Block A
LADERA ROCKWALL
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

2/2
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76282
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com
McADAMS
DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB No. 17191

SURVYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 6802 7/16/21

W. Thad Murley III, RPLS
Texas Registration No. 5802

OWNER/DEVELOPER
RW LADERA, LLC.
381 W. BYRON NELSON
BLVD. STE. 104
ROANOKE, TX 76282
Ph. 87.430.3318
Contact: John Dellin

Case No. P2021-###

File: 210417(17191)DWG.dwg, P: 8, Sheet: 1 of 1 (17191) P: 8, Date: 4/13/2021 8:59 AM, by: W. Thad Murley III, RPLS 6802 7/16/21, Scale: 1"=100'



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) ¹

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹

FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹

REPLAT (\$300.00 + \$20.00 ACRE) ¹

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

SITE PLAN (\$250.00 + \$20.00 ACRE) ¹

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST (\$100.00)

NOTES:
¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS STATE HIGHWAY 66 AND NORTH JOHN KING BLVD. NE CORNER

SUBDIVISION LADERA ROCKWALL LOT 1 BLOCK A

GENERAL LOCATION NE CORNER OF ST HWY 66 AND NORTH JOHN KING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-85 CURRENT USE SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING PD-85 PROPOSED USE SINGLE FAMILY RESIDENTIAL

ACREAGE 37.800 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER RW LADERA, LLC	<input checked="" type="checkbox"/> APPLICANT McADAMS CO.
CONTACT PERSON JOHN DELIN	CONTACT PERSON JUSTIN LANSDOWNE
ADDRESS 361 W. BYRON NELSON BLVD STE. 104	ADDRESS 201 COUNTRY VIEW DRIVE
CITY, STATE & ZIP ROANOKE, TX, 76262	CITY, STATE & ZIP ROANOKE, TX 76262
PHONE (817)919-8111	PHONE (940)240-1012
E-MAIL JOHN@INTEGRITYGROUPS.COM	E-MAIL JLANSDOWNE@MCADAMSCO.COM

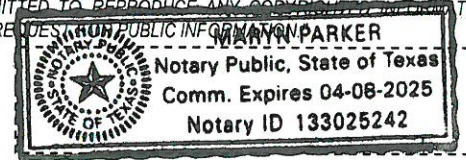
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Delin [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 \$ 1,000.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE twelfth DAY OF July, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF July, 2021
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



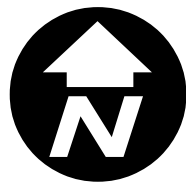
P2021-042- REPLAT FOR LOT 1, BLOCK A,
 LADERA ROCKWALL ADDITION
 REPLAT - LOCATION MAP = [icon]



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.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 2019000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwestwesterly with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 175°7'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northwest corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

STATE OF TEXAS

COUNTY OF Rockwall: We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Ladera Rockwall subdivision 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;

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

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

I (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.

WITNESS OUR HAND this ___ day of ___, 2021.

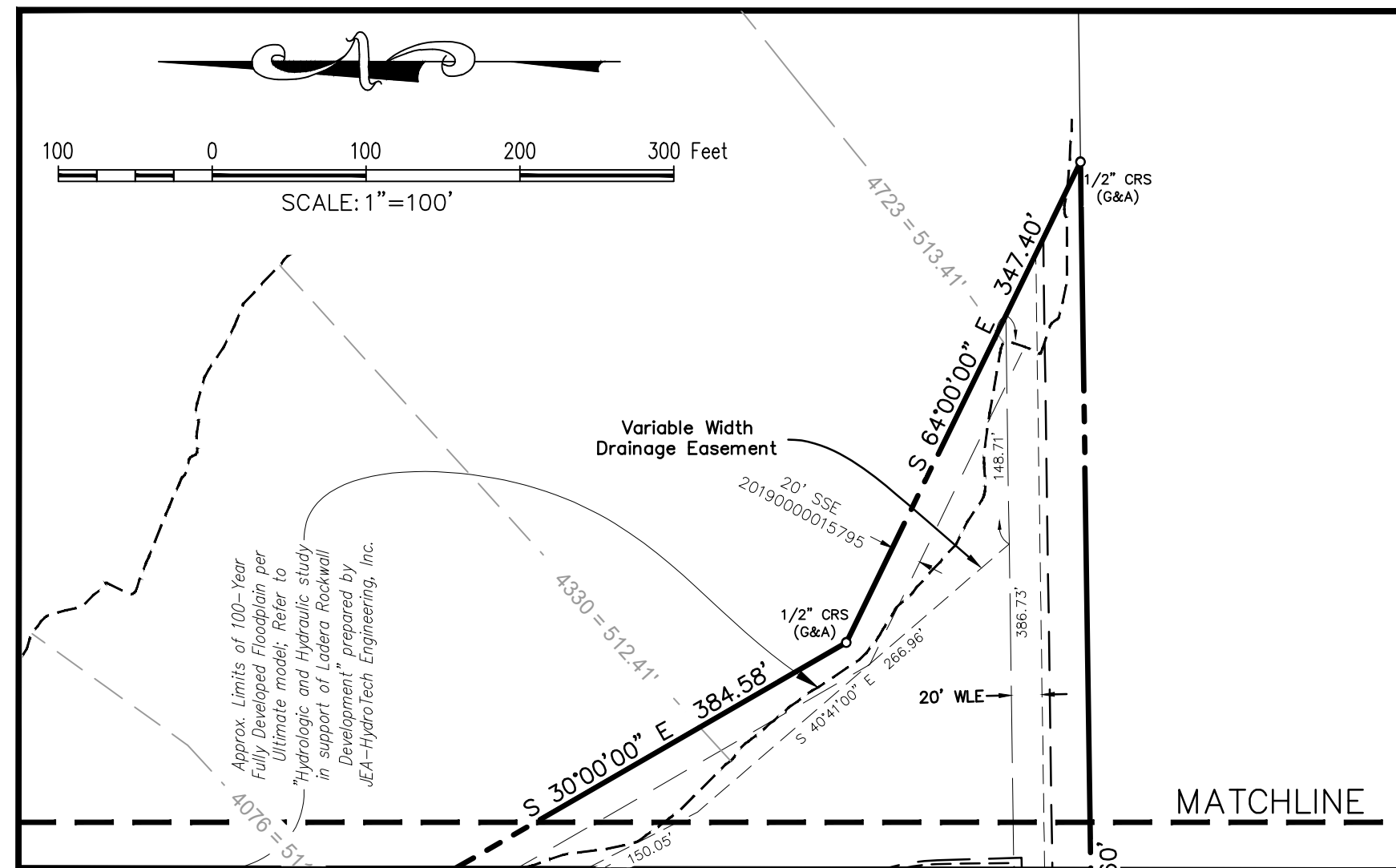
John Delin, Authorized Representative

STATE OF TEXAS: COUNTY OF: BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public

My commission expires the ___ day of ___, 2021.



PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L5 to L45.

PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L46 to L65.

PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L66 to L87.

PHASE 2 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L101 to L112.

PHASE 1 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C15 to C35.

PHASE 1 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C36 to C54.

PHASE 2 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C101 to C107.

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision. PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. W. THAD MURLEY III, RPLS 6802 7/16/21

W. Thad Murley III, RPLS Texas Registration No. 5802

NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A I MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easement.
9. 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.
10. The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEa-Hydro Tech Engineering, Inc. dated March 13, 2019.

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this ___ 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 ___,

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT Lot 2, Block A LADERA ROCKWALL being a Replat of Lot 1, Block A LADERA ROCKWALL Zoned: PD-85 in the M. JONES SURVEY, ABSTRACT NO. 122 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

2/2



The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972.436.9712

201 Country View Drive Roanoke, Texas 76262 940.240.1012

TBPE: 19762 TBPLS: 10194440 www.gacon.com www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER RW LADERA, LLC. 361 W. BYRON NELSON BLVD. STE. 104 ROANOKE, TX 76262 Ph. 817.430.3318 Contact: John Delin

Case No. P2021-###

SWBC Rockwall: McAdams Job # WBC-20000

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

W. THAD MURLEY III, RPLS 5802 07/15/21

Inverse With Area

Thu Jul 15 18:17:35 2021

PntNo	Bearing	Distance	Northing	Easting	Description
			7021029.53	2604732.51	
	N 00°38'00" E	94.13			
			7021123.66	2604733.55	
	N 06°34'20" E	97.60			
			7021220.62	2604744.72	
	N 00°38'40" E	376.00			
			7021596.60	2604748.95	
	N 18°18'50" E	385.05			
			7021962.14	2604869.94	
	N 71°41'10" W	94.15			
			7021991.73	2604780.56	
	N 18°18'50" E	56.85			
			7022045.70	2604798.42	
	N 71°41'10" W	121.00			
			7022083.72	2604683.55	
	N 18°18'50" E	75.15			
			7022155.07	2604707.17	
	N 71°41'10" W	232.93			
			7022228.26	2604486.04	
	N 00°03'50" E	570.38			
			7022798.64	2604486.67	
	N 89°35'05" E	681.87			
			7022803.58	2605168.52	
	S 01°33'10" E	1767.98			
			7021036.25	2605216.43	
	S 89°12'17" W	483.97			
			7021029.53	2604732.51	

Closure Error Distance> 0.0000

Total Distance Inversed> 5037.07

Area: 926730 Sq. Feet, 21.2748 Acres



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: August 2, 2021
APPLICANT: Justin Lansdowne; *McAdams Co.*
CASE NUMBER: P2021-042; *Replat for Lot 2, Block A, Ladera Rockwall Addition*

SUMMARY

Consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a Replat for Lot 2, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 37.8-acre parcel of land (*i.e. Lot 2, Block A, Ladera Rockwall Addition*) for purpose of establishing the necessary easements (*i.e. firelane, public access, drainage and utility easements*) in order to develop the remainder of the property. The development was approved for an age restricted, senior living community consisting of single-family homes (*i.e. 122 home sites*) setup in a condominium regime. As a note, the single-family homes are individually owned, but are situated on a single lot/unit owned and maintained by the homeowner's association.
- The majority of Planned Development District 85 (PD-85) was annexed into the City of Rockwall and zoned Agricultural (AG) District on March 16, 1998 by *Case No. A1998-001 (Ordinance No. 98-10)*. The remainder of the Planned Development District was annexed on March 2, 1960 by *Case No. A1960-001 (Ordinance No. 60-01)*. In 2007-2008, the City of Rockwall acquired a portion of this property for the future right-of-way for John King Boulevard. This divided the property into two (2) tracts of land, a 9.894-acre tract of land on the west side of John King Boulevard (*i.e. Tract 1*) and a 28.011-acre tract of land on the east side of John King Boulevard (*i.e. Tract 2, which is a portion of the subject property*). On October 16, 2017, the City Council approved Planned Development District 85 (PD-85) [*i.e. Ordinance No. 17-55*], to allow for an age restricted, senior living community with single-family residential land uses setup in a condominium regime on the *subject property*. On June 26, 2018, the Planning and Zoning Commission approved an amended treescape plan for the purpose of removing trees in association with the construction of a 12-inch sanitary sewer line that currently serves the development [*Case No. MIS2018-014*]. On August 6, 2018, the City Council approved an amendment to Planned Development District 85 (PD-85) [*i.e. Ordinance No. 18-32*], for the purpose of incorporating an additional 9.762-acre tract of land allowing the addition of 38 single-family units. This brought the total number of units to 122. On September 17, 2018 the City Council approved a preliminary plat [*P2017-068*] for one (1) lot with 122 single-family residential units within Planned Development District 85 (PD-85). On April 15, 2019, the City Council approved a final plat for Lot 1, Block A & Lot 1, Block B, Ladera Rockwall Addition. On January 14, 2020, the Planning and Zoning Commission approved a PD Site Plan [*Case No. SP2019-052*] for the purpose of developing the age-restricted master planned community, and establishing an amenity center for the development.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lot 2, Block A, Ladera Rockwall Addition*, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On July 27, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.



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) ¹

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹

FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹

REPLAT (\$300.00 + \$20.00 ACRE) ¹

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

SITE PLAN (\$250.00 + \$20.00 ACRE) ¹

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST (\$100.00)

NOTES:
¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS STATE HIGHWAY 66 AND NORTH JOHN KING BLVD. NE CORNER

SUBDIVISION LADERA ROCKWALL LOT 1 BLOCK A

GENERAL LOCATION NE CORNER OF ST HWY 66 AND NORTH JOHN KING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-85 CURRENT USE SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING PD-85 PROPOSED USE SINGLE FAMILY RESIDENTIAL

ACREAGE 37.800 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER RW LADERA, LLC	<input checked="" type="checkbox"/> APPLICANT McADAMS CO.
CONTACT PERSON JOHN DELIN	CONTACT PERSON JUSTIN LANSDOWNE
ADDRESS 361 W. BYRON NELSON BLVD	ADDRESS 201 COUNTRY VIEW DRIVE
STE. 104	
CITY, STATE & ZIP ROANOKE, TX, 76262	CITY, STATE & ZIP ROANOKE, TX 76262
PHONE (817)919-8111	PHONE (940)240-1012
E-MAIL JOHN@INTEGRITYGROUPS.COM	E-MAIL JLANSDOWNE@MCADAMSCO.COM

NOTARY VERIFICATION [REQUIRED]

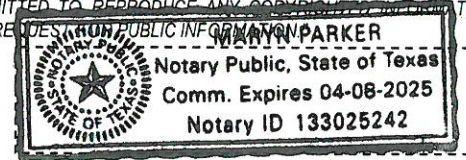
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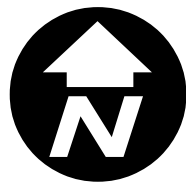
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WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 2019000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwestwesterly with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 175°7'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northwest corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

STATE OF TEXAS

COUNTY OF Rockwall: We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Ladera Rockwall subdivision 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;

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

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

I (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.

WITNESS OUR HAND this _____ day of _____, 2021.

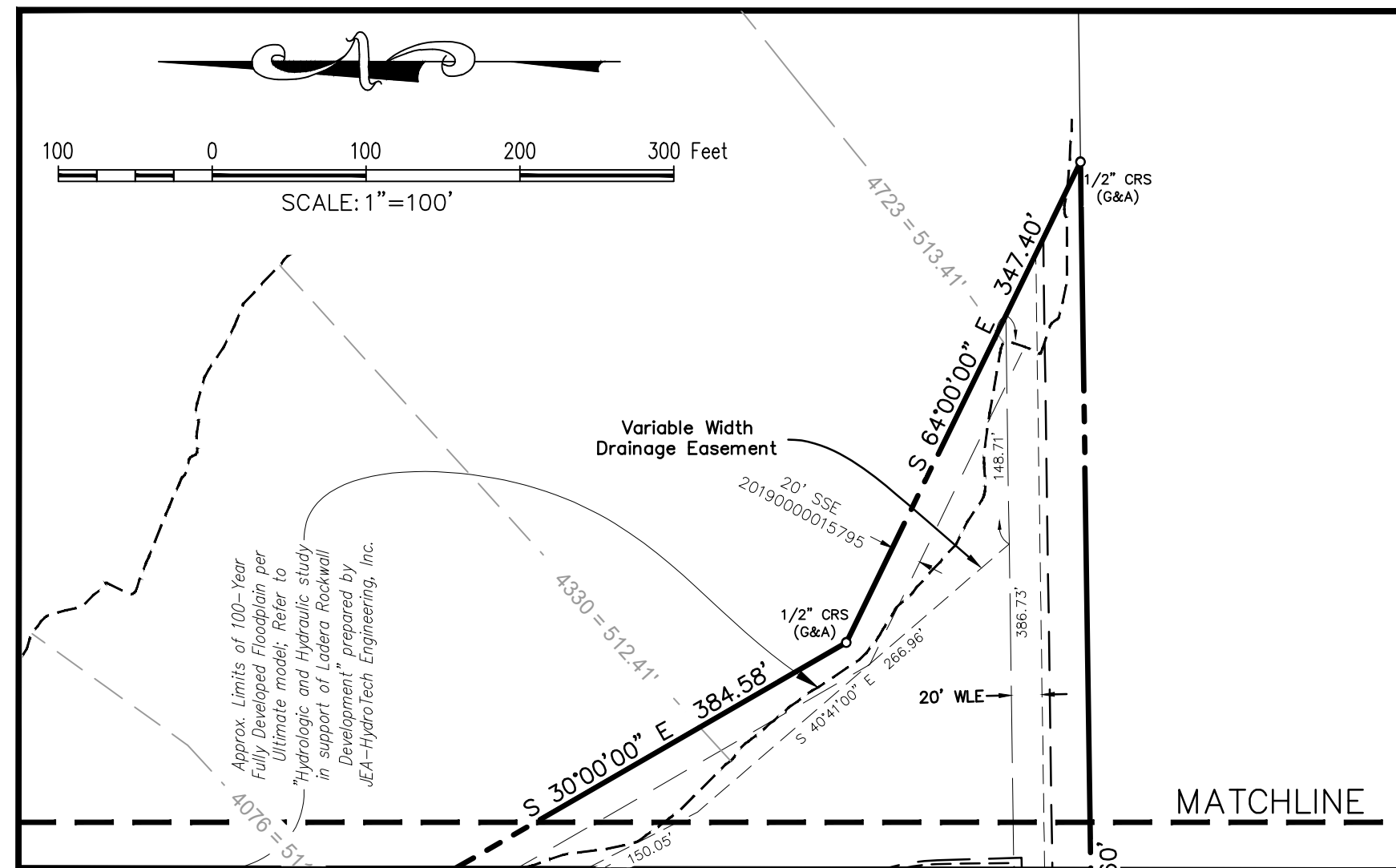
John Delin, Authorized Representative

STATE OF TEXAS: COUNTY OF _____: BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public

My commission expires the _____ day of _____, 2021.



PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L5 to L45.

PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L46 to L65.

PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L66 to L87.

PHASE 2 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L101 to L112.

PHASE 1 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C15 to C35.

PHASE 1 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C36 to C54.

PHASE 2 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C101 to C107.

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision. PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. W. THAD MURLEY III, RPLS 6802 7/16/21

W. Thad Murley III, RPLS Texas Registration No. 5802

NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A I MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easement.
9. 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.
10. The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEa-Hydro Tech Engineering, Inc. dated March 13, 2019.

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this _____ 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 _____,

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT Lot 2, Block A LADERA ROCKWALL being a Replat of Lot 1, Block A LADERA ROCKWALL Zoned: PD-85 in the M. JONES SURVEY, ABSTRACT NO. 122 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

2/2



The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972.436.9712

201 Country View Drive Roanoke, Texas 76262 940.240.1012

TBPE: 19762 TBPLS: 10194440 www.gacon.com www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER RW LADERA, LLC. 361 W. BYRON NELSON BLVD. STE. 104 ROANOKE, TX 76262 Ph. 817.430.3318 Contact: John Delin

Case No. P2021-###

SWBC Rockwall: McAdams Job # WBC-20000

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

W. THAD MURLEY III, RPLS 5802 07/15/21

Inverse With Area

Thu Jul 15 18:17:35 2021

PntNo	Bearing	Distance	Northing	Easting	Description
			7021029.53	2604732.51	
	N 00°38'00" E	94.13			
			7021123.66	2604733.55	
	N 06°34'20" E	97.60			
			7021220.62	2604744.72	
	N 00°38'40" E	376.00			
			7021596.60	2604748.95	
	N 18°18'50" E	385.05			
			7021962.14	2604869.94	
	N 71°41'10" W	94.15			
			7021991.73	2604780.56	
	N 18°18'50" E	56.85			
			7022045.70	2604798.42	
	N 71°41'10" W	121.00			
			7022083.72	2604683.55	
	N 18°18'50" E	75.15			
			7022155.07	2604707.17	
	N 71°41'10" W	232.93			
			7022228.26	2604486.04	
	N 00°03'50" E	570.38			
			7022798.64	2604486.67	
	N 89°35'05" E	681.87			
			7022803.58	2605168.52	
	S 01°33'10" E	1767.98			
			7021036.25	2605216.43	
	S 89°12'17" W	483.97			
			7021029.53	2604732.51	

Closure Error Distance> 0.0000

Total Distance Inversed> 5037.07

Area: 926730 Sq. Feet, 21.2748 Acres



August 13, 2021

TO: Justin Lansdowne
McAdams Co.
201 Country View Drive
Roanoke, TX 76262

COPY: John Delin
RW Ladera, LLC
361 W. Byron Nelson Blvd, Suite 104
Roanoke, TX 76262

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

SUBJECT: P2021-042; *Replat for Lot 2, Block A, Ladera Rockwall Addition*

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 August 2, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Planning Department Comments

- M - For reference, include the case number (P2021-042) in the lower right-hand corner of all pages on future submittals.
- M - Verify building setback adjacent to John King Boulevard and SH-66. These are labeled as 15' BL and are scaled at 25-ft.

Engineering Department Comments

- M - Show and label approved flood study cross sections with elevations.
- M - label each of the different line types for the floodplain.

Staff Recommendations

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

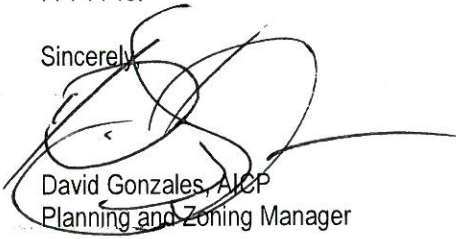
On July 27, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.

City Council

On August 2, 2021, the City Council approved a motion to approve the replat with the conditions of approval by a vote of 6-0, with Council Member Johannesen absent.

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,

A handwritten signature in black ink, appearing to read 'David Gonzales', with a long horizontal flourish extending to the right.

David Gonzales, AICP
Planning and Zoning Manager

Gonzales, David

From: Gonzales, David
Sent: Friday, July 23, 2021 4:44 PM
To: Lansdowne, Justin
Cc: 'john@integritygroups.com'
Subject: P&Z Work Session Next Week
Attachments: Packet [P&Z] (07.27.2021).pdf

Justin,

Please find attached staff's project comments for your request. The Planning Commission will be conducting a work session next week on Tuesday, July 27, 2021 in the City's Council Chambers. All meetings will begin at 6:00 p.m. The City requires that a representative(s) be present for all scheduled meetings as indicated in the project comments.

Do not hesitate to contact me should you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)



August 13, 2021

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385 S. Goliad Street
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Planning and Zoning Commission

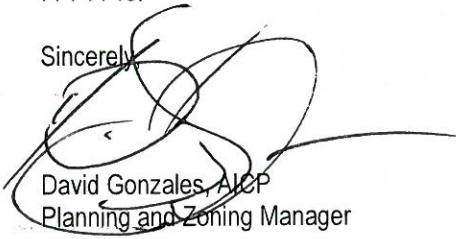
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