



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # P2022-023 P&Z DATE June 14, 2022 CC DATE _____ Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

HPAB Application

- Exhibit

Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# _____)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date _____
 - Cabinet # _____
 - Slide # _____

Notes: _____

Zoning Map Updated _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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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
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- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1901 State Highway 276

SUBDIVISION Rockwall Technology Park LOT 4 BLOCK B

GENERAL LOCATION Northwest corner for innovation drive and HWY 276.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial CURRENT USE Light Industrial

PROPOSED ZONING Light Industrial PROPOSED USE Light Industrial

ACREAGE 7.377 AC LOTS [CURRENT] 1 LOTS [PROPOSED] 3

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

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

<input type="checkbox"/> OWNER	Rockwall EDC	<input type="checkbox"/> APPLICANT	Links Construction
CONTACT PERSON	Phil Wagner	CONTACT PERSON	Alison Winget
ADDRESS	PO Box 968	ADDRESS	525 S Loop 288 Suite 105
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Denton, TX 76034
PHONE	972-772-0025	PHONE	214-680-0583
E-MAIL	pwagner@rockwalledc.com	E-MAIL	awinget@linksconstruction.com

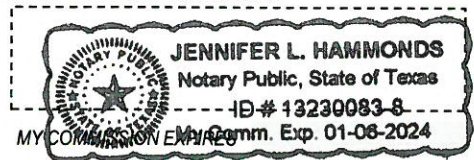
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [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 \$ 447.54 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF May, 2022. 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 9th DAY OF May, 2022
OWNER'S SIGNATURE Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammonds





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1901 State Highway 276			
SUBDIVISION	Rockwall Technology Park	LOT	4	BLOCK B
GENERAL LOCATION	Northwest corner for innovation drive and HWY 276.			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Light Industrial		
PROPOSED ZONING	Light Industrial	PROPOSED USE	Light Industrial		
ACREAGE	7.377 AC	LOTS [CURRENT]	1	LOTS [PROPOSED]	3

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CONTACT PERSON	Phil Wagner	CONTACT PERSON	Alison Winget
ADDRESS	PO Box 968	ADDRESS	525 S Loop 288 Suite 105
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Denton, TX 76034
PHONE	972-772-0025	PHONE	214-680-0583
E-MAIL	pwagner@rockwalledc.com	E-MAIL	awinget@linksconstruction.com

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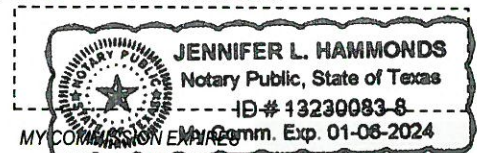
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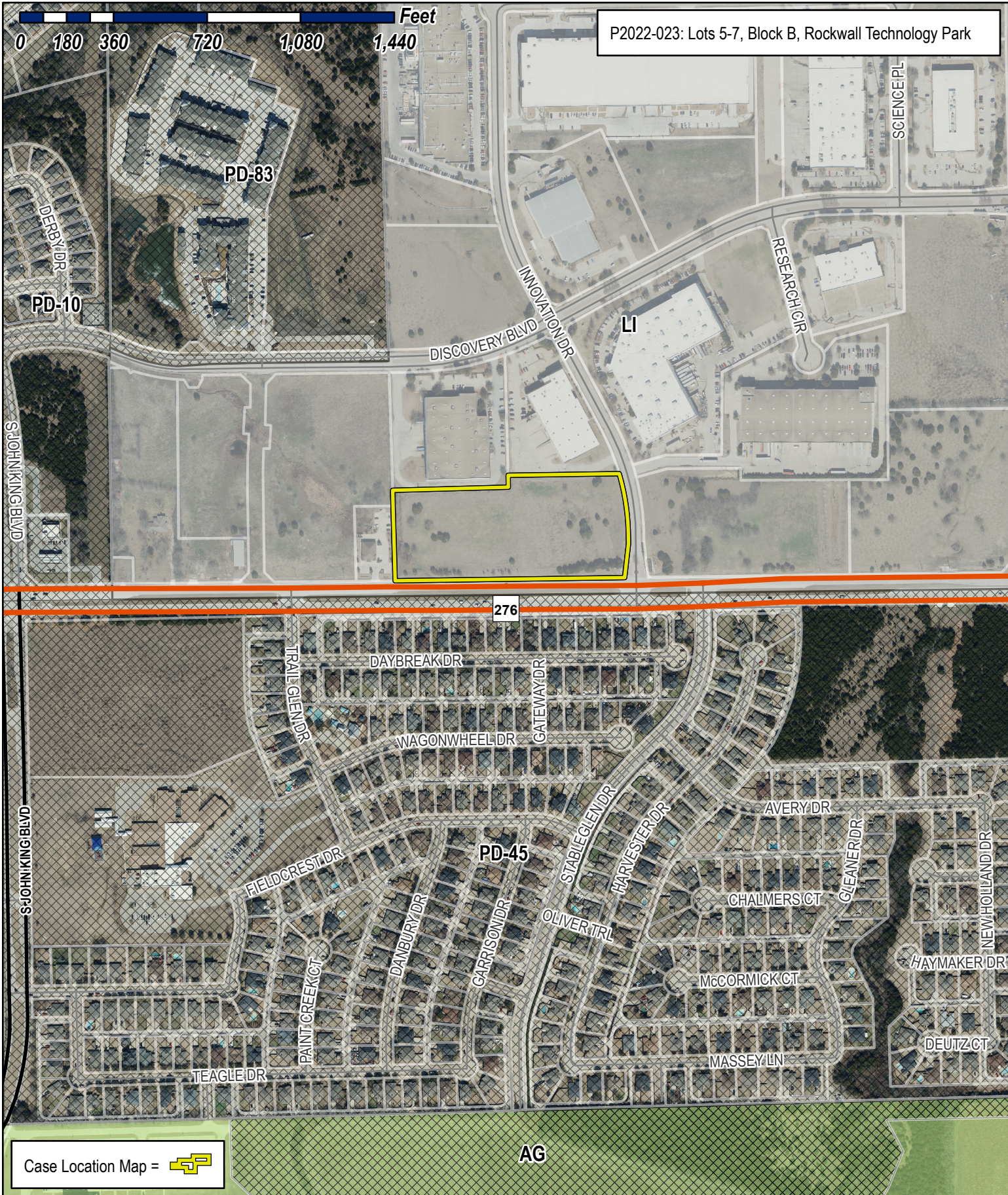
OWNER'S SIGNATURE

Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jennifer L. Hammonds





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.





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: May 31, 2022
APPLICANT: Alison Winget; *Links Construction*
CASE NUMBER: P2022-023; *Replat for Lots 5-7, Block B, Rockwall Technology Park Addition*

SUMMARY

Consider a request by Alison Winget of Links Construction on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 5, 6 & 7, Block B, Rockwall Technology Park Addition being a 7.377-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of SH-276 and Innovation Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat of a 7.377-acre tract of land (*i.e. Lots 5-7, Block B, Rockwall Technology Park Addition*) for the purpose of establishing lot lines and easements to facilitate the development of a 20,929 SF *Office/Warehouse/Manufacturing Facility* and to establish a regional detention lot for the Rockwall Economic Development Corporation (REDC).
- The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from Agricultural (AG) District to a Light Industrial (LI) District. On August 16, 1999, the City Council approved a final plat [*Case No. PZ1999-059-01*] that established the subject property as a portion of Block B, Rockwall Technology Park Addition. On August 21, 2000, the City Council approved a replat [*Case No. PZ2000-068-01*] platting the subject property as Lot 2, Block B, Rockwall Technology Park Addition. On April 24, 2012, the City Council approved a replat [*Case No. P2012-005*] that platted the subject property as Lot 4, Block B, Rockwall Technology Park Addition. On March 15, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-005*] to allow the construction of a 20,929 SF *Office/Warehouse/Manufacturing Facility* on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If Planning and Zoning Commission chooses to recommend approval of the Replat for the *Lots 5-7, Block B, Rockwall Technology Park Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

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

PROJECT COMMENTS



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

DATE: 5/27/2022

PROJECT NUMBER: P2022-023
PROJECT NAME: Lots 5-7, Block B, Rockwall Technology Park
SITE ADDRESS/LOCATIONS: 1901 STATE HIGHWAY 276

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Consider a request by Alison Winget of Links Construction on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 5, 6 & 7, Block B, Rockwall Technology Park Addition being a 7.377-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of SH-276 and Innovation Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/27/2022	Approved w/ Comments

05/27/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Replat for Lots 5, 6 & 7, Block B, Rockwall Technology Park Addition being a 7.377-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of SH-276 and Innovation Drive.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (P2022-023) in the lower right-hand corner of all pages on future submittals.
- M.4 Please indicate the corner clips.
- M.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.
- I.6 This case will be on the Consent Agenda for both meetings. Please note that scheduled meetings for this case:
 - (1) Planning and Zoning Meeting will be held on May 31, 2022.
 - (2) City Council meeting will be held on June 6, 2022.
- I.7 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 PM.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/26/2022	Needs Review

05/26/2022: Add Note:
Owner shall be responsible for maintain, replacing and repairing drainage and detention systems.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved
No Comments			



DEVELOPMENT APPLICATION

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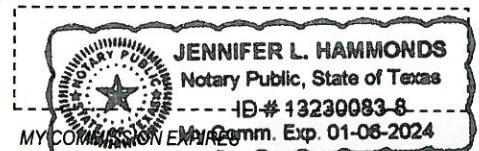
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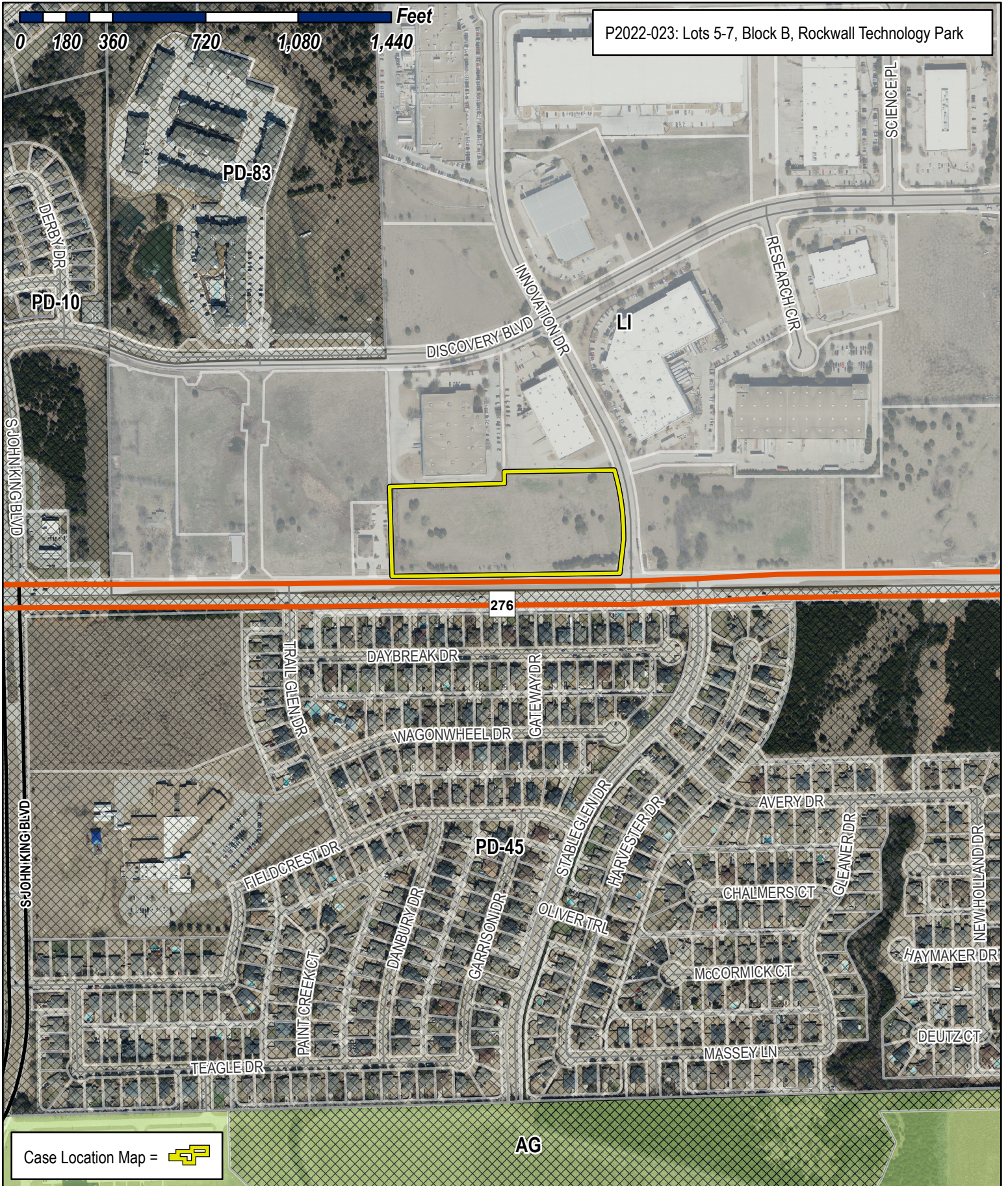
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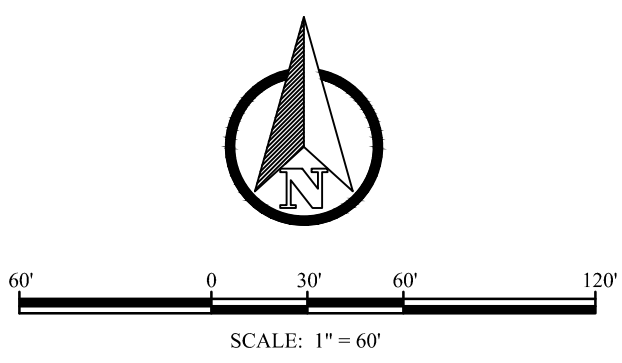
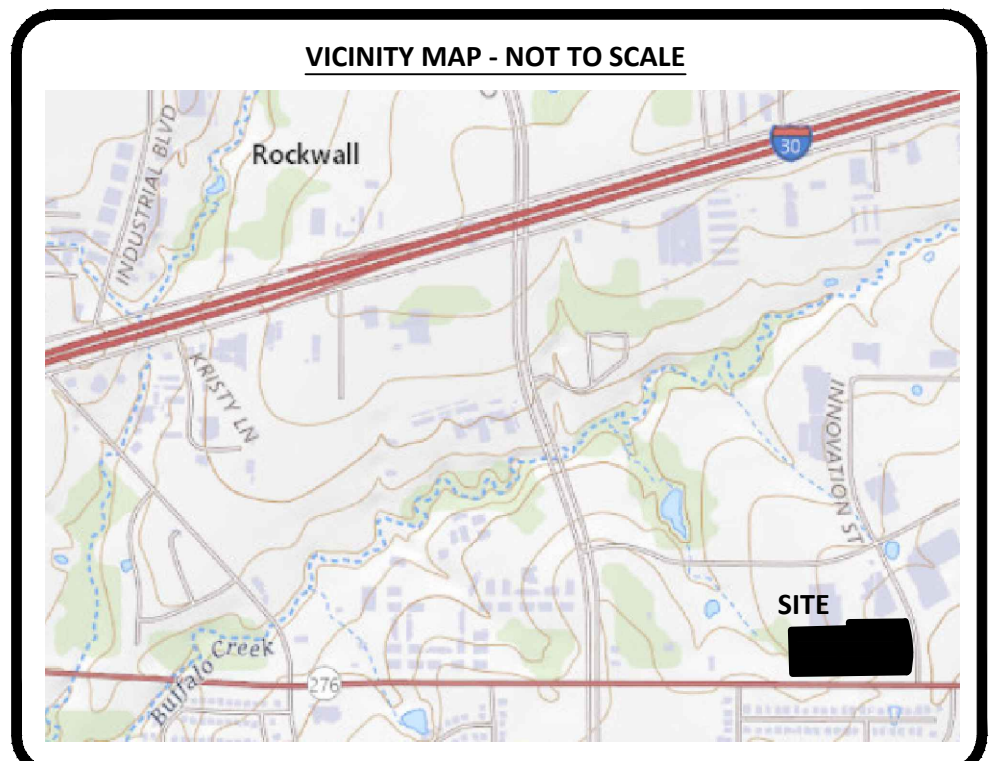


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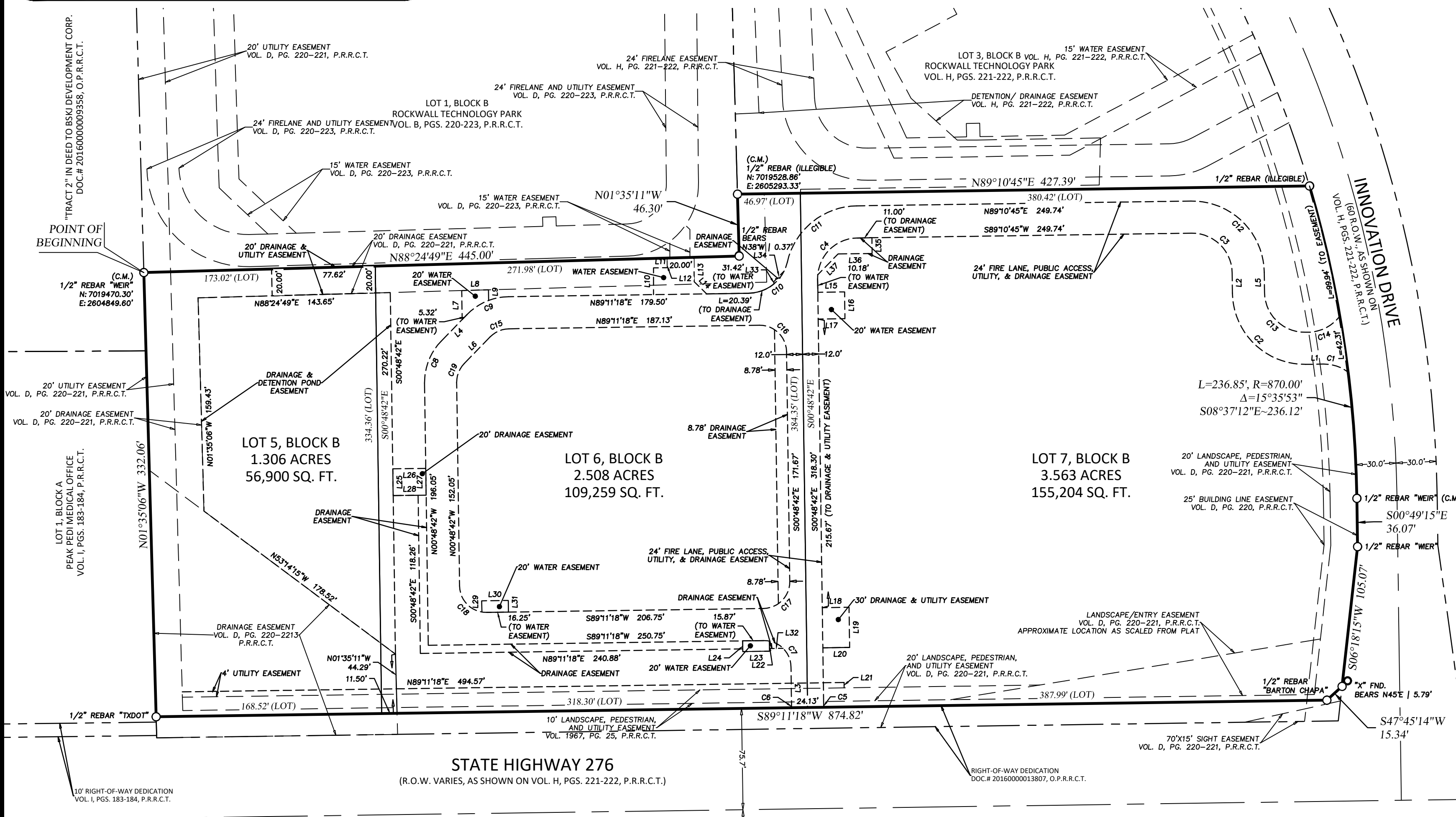
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Curve Data Table						Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord	Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	19.77'	30.00'	037°45'59"	N71°55'43"W	19.42'	C11	71.95'	54.00'	076°20'45"	N51°00'22"E	66.75'
C2	84.82'	54.00'	090°00'00"	N45°48'42"W	76.37'	C12	84.83'	54.00'	090°00'33"	S45°48'59"E	76.37'
C3	47.13'	30.00'	090°00'33"	N45°48'59"W	42.43'	C13	47.12'	30.00'	090°00'00"	S45°48'42"E	42.43'
C4	47.12'	30.00'	089°59'27"	S44°11'01"W	42.42'	C14	29.65'	30.34'	055°59'56"	N65°03'14"E	28.48'
C5	2.05'	30.00'	003°54'48"	S02°46'06"E	2.05'	C15	15.71'	20.00'	045°00'00"	N66°41'18"E	15.31'
C6	1.91'	30.00'	003°38'27"	N01°00'31"E	1.91'	C16	31.42'	20.00'	090°00'00"	S45°48'42"E	28.28'
C7	31.42'	20.00'	090°00'00"	N45°48'42"W	28.28'	C17	31.42'	20.00'	090°00'00"	S44°11'18"W	28.28'
C8	34.56'	44.00'	045°00'00"	N21°41'18"E	33.68'	C18	31.42'	20.00'	090°00'00"	N45°48'42"W	28.28'
C9	34.56'	44.00'	045°00'00"	N66°41'18"E	33.68'	C19	15.71'	20.00'	045°00'00"	N21°41'18"E	15.31'
C10	39.98'	30.00'	076°21'18"	N51°00'39"E	37.09'						

Line Data Table		
Line #	Distance	Bearing
L1	13.24'	S89°11'18"W
L2	15.22'	N00°48'42"W
L3	28.59'	N00°48'42"W
L4	27.75'	N44°11'18"E
L5	15.22'	S00°48'42"E
L6	27.75'	N44°11'18"E
L7	21.71'	N00°48'42"W
L8	20.00'	N88°24'49"E
L9	7.92'	S00°48'42"E
L10	19.99'	N00°00'00"E
L11	10.34'	N89°11'18"E
L12	7.16'	N00°48'42"W
L13	18.27'	S00°48'42"E
L14	12.93'	S45°48'42"E
L15	20.00'	N89°11'18"E
L16	20.00'	S00°48'42"E
L17	20.00'	S89°11'18"W
L18	20.00'	N89°11'18"E
L19	30.00'	S00°48'42"E
L20	20.00'	S89°11'18"W
L21	4.00'	S00°49'15"E
L22	7.57'	S00°48'42"E
L23	20.00'	S89°11'18"W
L24	8.00'	N00°48'42"W
L25	20.00'	N00°48'42"W
L26	24.65'	N89°11'18"E
L27	20.00'	S00°48'42"E
L28	24.65'	S89°11'18"W
L29	8.36'	N00°48'42"W
L30	19.86'	N89°11'18"E
L31	8.69'	S00°48'42"E
L32	10.15'	S89°11'18"W
L33	1.77'	N00°48'42"W
L34	11.04'	N44°11'18"E
L35	11.75'	S00°48'42"E
L36	25.49'	S89°11'18"W
L37	21.74'	S44°11'18"W



JOB NO. 2021.024.011
 DRAWN: BCS
 CHECKED: JHB

TABLE OF REVISIONS	
DATE	SUMMARY

ENGINEER
 KIRKMAN ENGINEERING
 5200 State Highway 121
 Colleyville, TX 76034
 Phone: 817-488-4960

OWNER
 ROCKWALL ECONOMIC
 DEVELOPMENT CORPORATION
 697 E. I.H. 30
 P.O. BOX 968
 ROCKWALL, TX 75087
 PH. 972.772.0025

FINAL PLAT LOTS 5, 6, & 7, BLOCK B ROCKWALL TECHNOLOGY PARK

BEING A REPLAT OF LOT
 4, BLOCK B, ROCKWALL
 TECHNOLOGY PARK
 3 LOTS - 7.377 ACRES
 CITY OF ROCKWALL,
 ROCKWALL COUNTY,
 TEXAS

- LEGEND OF ABBREVIATIONS**
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET



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: June 6, 2022
APPLICANT: Alison Winget; *Links Construction*
CASE NUMBER: P2022-023; *Replat for Lots 5-7, Block B, Rockwall Technology Park Addition*

SUMMARY

Consider a request by Alison Winget of Links Construction on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 5, 6 & 7, Block B, Rockwall Technology Park Addition being a 7.377-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of SH-276 and Innovation Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat of a 7.377-acre tract of land (*i.e. Lots 5-7, Block B, Rockwall Technology Park Addition*) for the purpose of establishing lot lines and easements to facilitate the development of a 20,929 SF *Office/Warehouse/Manufacturing Facility* and to establish a regional detention lot for the Rockwall Economic Development Corporation (REDC).
- The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from Agricultural (AG) District to a Light Industrial (LI) District. On August 16, 1999, the City Council approved a final plat [*Case No. PZ1999-059-01*] that established the subject property as a portion of Block B, Rockwall Technology Park Addition. On August 21, 2000, the City Council approved a replat [*Case No. PZ2000-068-01*] platting the subject property as Lot 2, Block B, Rockwall Technology Park Addition. On April 24, 2012, the City Council approved a replat [*Case No. P2012-005*] that platted the subject property as Lot 4, Block B, Rockwall Technology Park Addition. On March 15, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-005*] to allow the construction of a 20,929 SF *Office/Warehouse/Manufacturing Facility* on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve the Replat for the *Lots 5-7, Block B, Rockwall Technology Park Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

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

PLANNING AND ZONING COMMISSION

On May 31, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the replat 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 & 2}

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

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1901 State Highway 276

SUBDIVISION Rockwall Technology Park LOT 4 BLOCK B

GENERAL LOCATION Northwest corner for innovation drive and HWY 276.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial CURRENT USE Light Industrial

PROPOSED ZONING Light Industrial PROPOSED USE Light Industrial

ACREAGE 7.377 AC LOTS [CURRENT] 1 LOTS [PROPOSED] 3

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

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

<input type="checkbox"/> OWNER	Rockwall EDC	<input type="checkbox"/> APPLICANT	Links Construction
CONTACT PERSON	Phil Wagner	CONTACT PERSON	Alison Winget
ADDRESS	PO Box 968	ADDRESS	525 S Loop 288 Suite 105
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Denton, TX 76034
PHONE	972-772-0025	PHONE	214-680-0583
E-MAIL	pwagner@rockwalledc.com	E-MAIL	awinget@linksconstruction.com

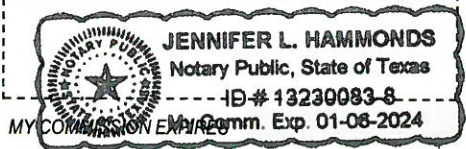
NOTARY VERIFICATION [REQUIRED]

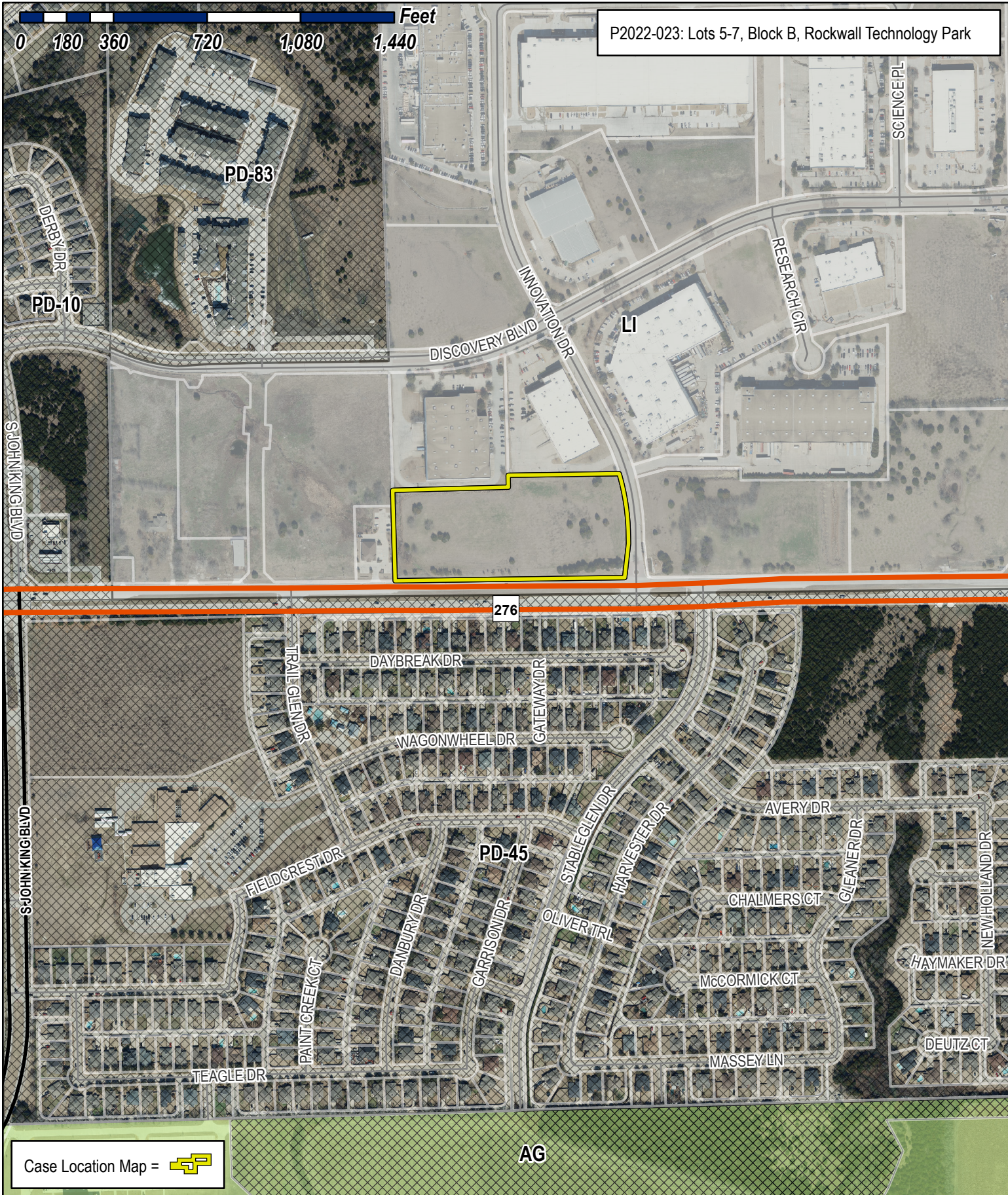
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 447.54 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF May, 2022. 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 9th DAY OF May, 2022

OWNER'S SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





P2022-023: Lots 5-7, Block B, Rockwall Technology Park

Case Location Map = 

AG

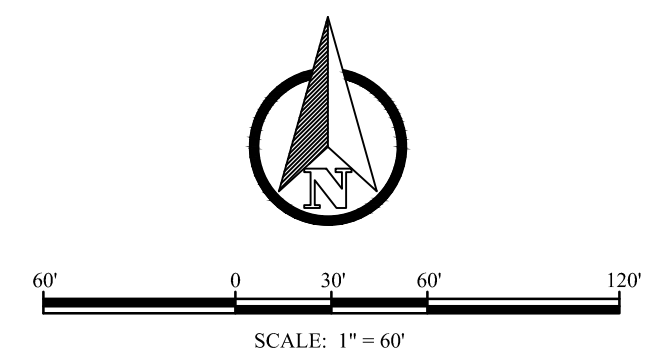
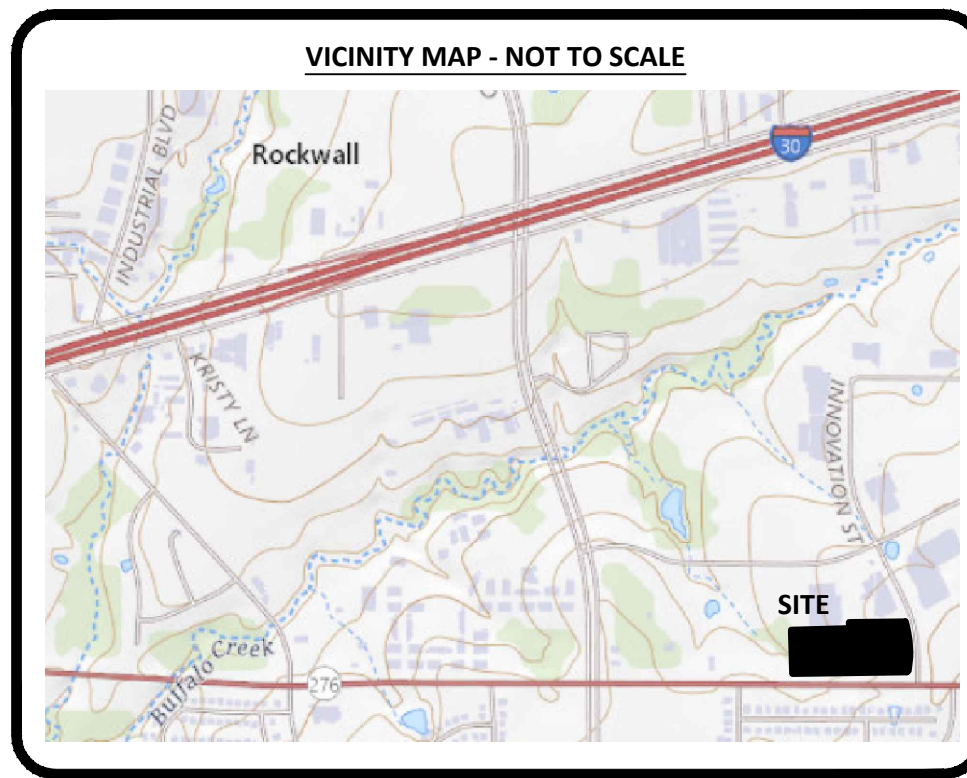


City of Rockwall

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

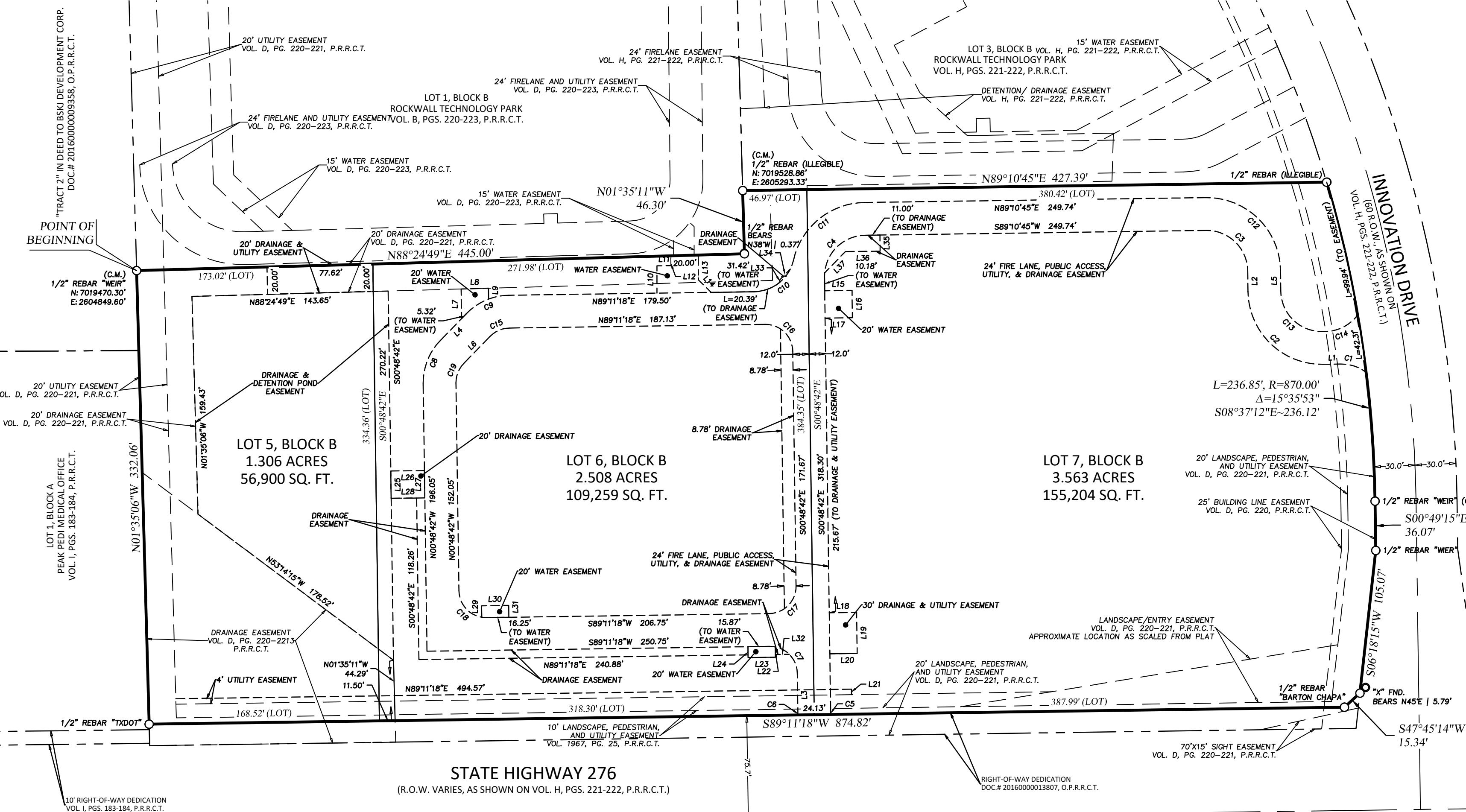
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





Curve Data Table						Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord	Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	19.77'	30.00'	037°45'59"	N71°55'43"W	19.42'	C11	71.95'	54.00'	076°20'45"	N51°00'22"E	66.75'
C2	84.82'	54.00'	090°00'00"	N45°48'42"W	76.37'	C12	84.83'	54.00'	090°00'33"	S45°48'59"E	76.37'
C3	47.13'	30.00'	090°00'33"	N45°48'59"W	42.43'	C13	47.12'	30.00'	090°00'00"	S45°48'42"E	42.43'
C4	47.12'	30.00'	089°59'27"	S44°11'01"W	42.42'	C14	29.65'	30.34'	055°59'56"	N65°03'14"E	28.48'
C5	2.05'	30.00'	003°54'48"	S02°46'06"E	2.05'	C15	15.71'	20.00'	045°00'00"	N66°41'18"E	15.31'
C6	1.91'	30.00'	003°38'27"	N01°00'31"E	1.91'	C16	31.42'	20.00'	090°00'00"	S45°48'42"E	28.28'
C7	31.42'	20.00'	090°00'00"	N45°48'42"W	28.28'	C17	31.42'	20.00'	090°00'00"	S44°11'18"W	28.28'
C8	34.56'	44.00'	045°00'00"	N21°41'18"E	33.68'	C18	31.42'	20.00'	090°00'00"	N45°48'42"W	28.28'
C9	34.56'	44.00'	045°00'00"	N66°41'18"E	33.68'	C19	15.71'	20.00'	045°00'00"	N21°41'18"E	15.31'
C10	39.98'	30.00'	076°21'18"	N51°00'39"E	37.09'						

Line Data Table		
Line #	Distance	Bearing
L1	13.24'	S89°11'18"W
L2	15.22'	N00°48'42"W
L3	28.59'	N00°48'42"W
L4	27.75'	N44°11'18"E
L5	15.22'	S00°48'42"E
L6	27.75'	N44°11'18"E
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L12	7.16'	N00°48'42"W
L13	18.27'	S00°48'42"E
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L34	11.04'	N44°11'18"E
L35	11.75'	S00°48'42"E
L36	25.49'	S89°11'18"W
L37	21.74'	S44°11'18"W



LEGEND OF ABBREVIATIONS

- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SURVEYOR

BARTON CHAPA SURVEYING

BARTON CHAPA SURVEYING, LLC
 JOHN H. BARTON, III RPLS# 6737
 5200 STATE HIGHWAY 121
 COLLEYSVILLE, TX 76034
 (817) 864-1957
 JACK@BCSDFW.COM

JOB NO.	2021.024.011
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS	
DATE	SUMMARY

ENGINEER

KIRKMAN ENGINEERING
 5200 State Highway 121
 Colleyville, TX 76034
 Phone: 817-488-4960

OWNER

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
 697 E. I.H. 30
 P.O. BOX 968
 ROCKWALL, TX 75087
 PH. 972.772.0025

FINAL PLAT
LOTS 5, 6, & 7,
BLOCK B
ROCKWALL
TECHNOLOGY
PARK

BEING A REPLAT OF LOT 4, BLOCK B, ROCKWALL TECHNOLOGY PARK
 3 LOTS - 7.377 ACRES
 CITY OF ROCKWALL,
 ROCKWALL COUNTY,
 TEXAS

SHEET:

1 OF 2

CITY CASE# XXXXX-XX

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION is the owner of a portion of Lot 4 in Block B of Rockwall Technology Park, an addition in the City of Rockwall, Rockwall County, Texas, according to the plat recorded under Cabinet H, Slide 221, Plat Records, Rockwall County, Texas, (P.R.R.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped, “WEIR” found for the northwest corner of said Lot 4, same being the northwest corner of the herein described tract;

THENCE with the perimeter and to the corners of said Lot 4, the following calls:

1. North 88 degrees 24 minutes 49 seconds East, a distance of 445.00 feet to a point from which a 1/2 inch rebar found bears North 38 degrees West, a distance of 0.37 feet;
2. North 01 degrees 35 minutes 11 seconds West, a distance of 46.30 feet to a 1/2 inch rebar found;
3. North 89 degrees 10 minutes 45 seconds East, a distance of 427.39 feet to a 1/2 inch rebar with an illegible cap found at the beginning of a non-tangent curve to the right, having a radius of 870.00 feet, with a delta angle of 15 degrees 35 minutes 53 seconds, whose chord bears South 08 degrees 37 minutes 12 seconds East, a distance of 236.12 feet;
4. Along said non-tangent curve to the right, an arc length of 236.85 feet to a 1/2 inch rebar with cap stamped, “WEIR” found;
5. South 00 degrees 49 minutes 15 seconds East, a distance of 36.07 feet to a 1/2 inch rebar with cap stamped, “WEIR ” found;
6. South 06 degrees 18 minutes 15 seconds West, a distance of 105.07 feet to a point for the northeast corner of a tract of land described by deed to the State of Texas as recorded under Document Number 20160000013807, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.), from which an “X” cut found bears North 45 degrees East, a distance of 5.79 feet;

THENCE South 47 degrees 45 minutes 14 seconds West, with the northwest line of said State of Texas tract, a distance of 15.34 feet to a 1/2 inch rebar with pink cap stamped, “BARTON CHAPA” found at a re-entrant corner thereof;

THENCE South 89 degrees 11 minutes 18 seconds West, with the north line of said State of Texas tract, a distance of 874.82 feet to a 1/2 inch rebar with cap stamped, “TXDOT” found for the northwest corner thereof, same being in the west line of said Lot 4;

THENCE North 01 degrees 35 minutes 06 seconds West, with the west line of said Lot 4, a distance of 332.06 feet to the **POINT OF BEGINNING** and enclosing 7.377 acres (321,342 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, the undersigned owner(s) of the land shown on this plat, and designated herein as the **LOTS 5, 6, & 7, BLOCK B, ROCKWALL TECHNOLOGY PARK**, 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 **LOTS 5, 6, & 7, BLOCK B, ROCKWALL TECHNOLOGY PARK** 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.

Rockwall Economic Development Corporation (authorized agent)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0045L, with an effective date of September 26, 2008, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

1. 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.
2. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Date of Plat/Map: **April 11, 2022**

John H. Barton III, RPLS# 6737

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 Planning Director of the City of Rockwall on the _____ day of _____, 20_____. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 20_____.

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR



**BARTON CHAPA
SURVEYING**

BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

JOB NO. 2021.024.011
DRAWN: BCS
CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY

ENGINEER

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

OWNER
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
697 E. I.H. 30
P.O. BOX 968
ROCKWALL, TX 75087
PH. 972.772.0025

**FINAL PLAT
LOTS 5, 6, & 7,
BLOCK B
ROCKWALL
TECHNOLOGY
PARK**

BEING A REPLAT OF LOT
4, BLOCK B, ROCKWALL
TECHNOLOGY PARK
3 LOTS - 7.377 ACRES
CITY OF ROCKWALL,
ROCKWALL COUNTY,
TEXAS

SHEET:

2 OF 2

CITY CASE# XXXXX-XX

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION is the owner of a portion of Lot 4 in Block B of Rockwall Technology Park, an addition in the City of Rockwall, Rockwall County, Texas, according to the plat recorded under Cabinet H, Slide 221, Plat Records, Rockwall County, Texas, (P.R.R.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped, "WEIR" found for the northwest corner of said Lot 4, same being the northwest corner of the herein described tract;

THENCE with the perimeter and to the corners of said Lot 4, the following calls:

1. North 88 degrees 24 minutes 49 seconds East, a distance of 445.00 feet to a point from which a 1/2 inch rebar found bears North 38 degrees West, a distance of 0.37 feet;
2. North 01 degrees 35 minutes 11 seconds West, a distance of 46.30 feet to a 1/2 inch rebar found;
3. North 89 degrees 10 minutes 45 seconds East, a distance of 427.39 feet to a 1/2 inch rebar with an illegible cap found at the beginning of a non-tangent curve to the right, having a radius of 870.00 feet, with a delta angle of 15 degrees 35 minutes 53 seconds, whose chord bears South 08 degrees 37 minutes 12 seconds East, a distance of 236.12 feet;
4. Along said non-tangent curve to the right, an arc length of 236.85 feet to a 1/2 inch rebar with cap stamped, "WEIR" found;
5. South 00 degrees 49 minutes 15 seconds East, a distance of 36.07 feet to a 1/2 inch rebar with cap stamped, "WEIR" found;
6. South 06 degrees 18 minutes 15 seconds West, a distance of 105.07 feet to a point for the northeast corner of a tract of land described by deed to the State of Texas as recorded under Document Number 20160000013807, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.), from which an "X" cut found bears North 45 degrees East, a distance of 5.79 feet;

THENCE South 47 degrees 45 minutes 14 seconds West, with the northwest line of said State of Texas tract, a distance of 15.34 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" found at a re-entrant corner thereof;

THENCE South 89 degrees 11 minutes 18 seconds West, with the north line of said State of Texas tract, a distance of 874.82 feet to a 1/2 inch rebar with cap stamped, "TXDOT" found for the northwest corner thereof, same being in the west line of said Lot 4;

THENCE North 01 degrees 35 minutes 06 seconds West, with the west line of said Lot 4, a distance of 332.06 feet to the **POINT OF BEGINNING** and enclosing 7.377 acres (321,342 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, the undersigned owner(s) of the land shown on this plat, and designated herein as the **LOTS 5, 6, & 7, BLOCK B, ROCKWALL TECHNOLOGY PARK**, 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 **LOTS 5, 6, & 7, BLOCK B, ROCKWALL TECHNOLOGY PARK** 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.

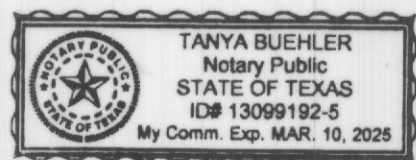
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire 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.

Phillip Wagner
Rockwall Economic Development Corporation (authorized agent)

STATE OF TEXAS §
COUNTY OF Rockwall §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Phillip Wagner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Laura C. Bucher
Notary Public in and for
the State of Texas



SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0045L, with an effective date of September 26, 2008, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

1. 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.
2. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Date of Plat/Map: **May 27, 2022**

John H. Barton III
John H. Barton III, RPLS# 6737



[Signature]
Planning & Zoning Commission, Chairman

Date 7/12/2022

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 16 day of June, 20 22. 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 11th day of July, 20 22.

[Signature]
Mayor, City of Rockwall

Kristy League
City Secretary



[Signature], P.E.
City Engineer

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
07/13/2022 01:03:21 PM
\$100.00
2022000015612



Jennifer Fogg

SURVEYOR

BARTON CHAPA SURVEYING
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
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**FINAL PLAT
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3 LOTS - 7.377 ACRES
CITY OF ROCKWALL,
ROCKWALL COUNTY,
TEXAS

SHEET:



June 27, 2022

TO: Alison Winget
Links Construction
525 S. Loop 288, Suite 105
Denton, TX 76034

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2022-023; *Replat Lots 5-7, Block B, Rockwall Technology Park Addition*

Alison Winget:

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 June 6, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; 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 May 31, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.

City Council

On June 6, 2022, the City Council approved a motion to approve the Replat with a vote of 6-0, with council member Macalik absent.

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

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,



Henry Lee
Planner

Lee, Henry

From: Lee, Henry
Sent: Friday, May 27, 2022 4:22 PM
To: 'Alison Winget'
Subject: Staff Comments P2022-023
Attachments: Project Comments (05.27.2022).pdf

Good Afternoon,

Attached are the staff comments for your Final Plat case, P2022-023. Make note of the meeting dates and let me know if you have any questions.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087