



CASE COVER SHEET

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

PLANNING & ZONING CASE NO. P2023-011

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

On May 9, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat by a vote of 7-0.

CITY COUNCIL READING #1

On May 15, 2023, the City Council approved a motion to approve the Preliminary Plat by a vote of 6-0.

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2023-011

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 (100+307.18*15=\$4707.70)
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹ (200+27.46*15=\$611.90)
- 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	none		
Subdivision	Discovery Lakes, Phase 2	Lot	Block
General Location	27.46 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-78	Current Use	None
Proposed Zoning	PD-78	Proposed Use	Single Family Residential
Acreage	27.46	Lots [Current]	1
		Lots [Proposed]	31

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	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Alberto Dal-Cin	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-7944	Phone	817-889-5050
E-Mail	roquesv@towergrouptx.com	E-Mail	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

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

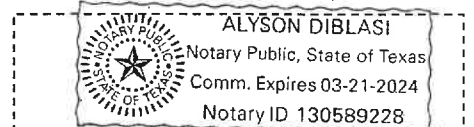
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$5,319.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of April, 20 23. By signing this 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 13th day of April, 20 23

Owner's Signature

Alberto Dal Cin
Alyson Diblasi

Notary Public in and for the State of Texas



My Commission Expires 03-21-2024

**UNANIMOUS CONSENT OF
MAJORITY IN INTEREST OF THE CLASS A AND CLASS B MEMBERS
OF DISCOVERY LAKES, LLC**

The undersigned being all of the Majority in Interest of the Class A and Class B Members of Discovery Lakes, LLC, (the "Company"), hereby adopt the following resolution, which resolution shall have the force and effect as if adopted at a duly called meeting of the Members of the Company.

RESOLVED that the Majority in Interest of the Class A and Class B Members hereby appoint and elect Alberto Dal Cin as the Manager of the Company.

Executed as of this 13th day of March 2023.

[Signature Page Follows]

CLASS A MEMBER – 100%

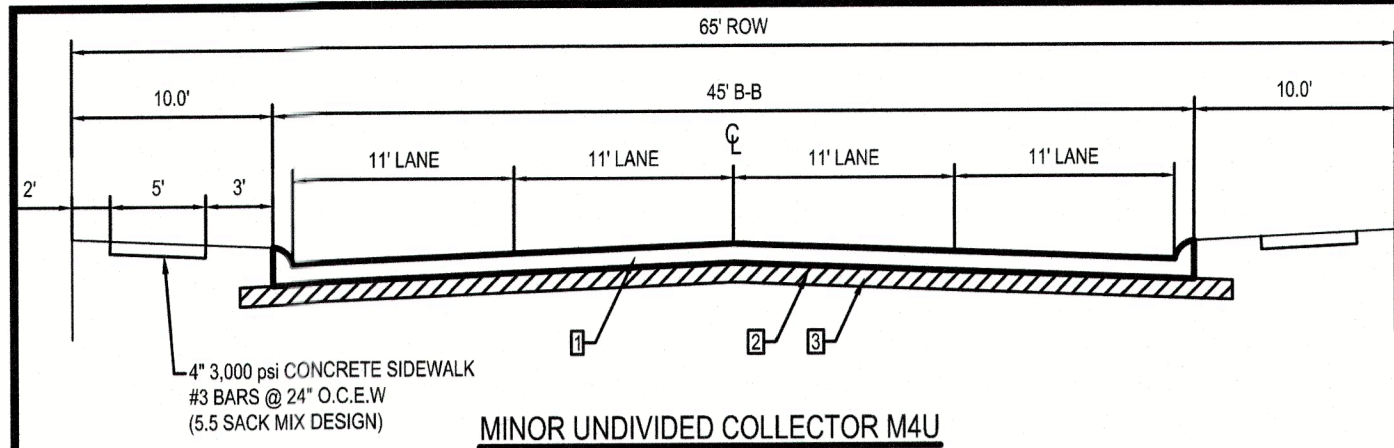

Alberto Dal Cin

MAJORITY IN INTEREST OF CLASS B MEMBERS

DFG, LP – 64.5%
a Texas limited partnership

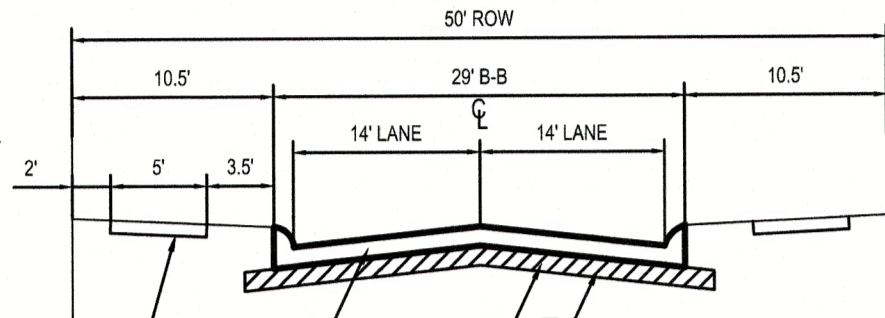
By: Wellington Retail, Inc.
Its General Partner

By: 
Alyson S. DiBlasi, President



MINOR UNDIVIDED COLLECTOR M4U

NOTES:
1. ALL CONSTRUCTION JOINTS & REBAR TO BE IN CONFORMANCE WITH THE CITY OF ROCKWALL SPECIFICATIONS AND STANDARDS.



LOCAL RESIDENTIAL SECTION

- 8\"/>

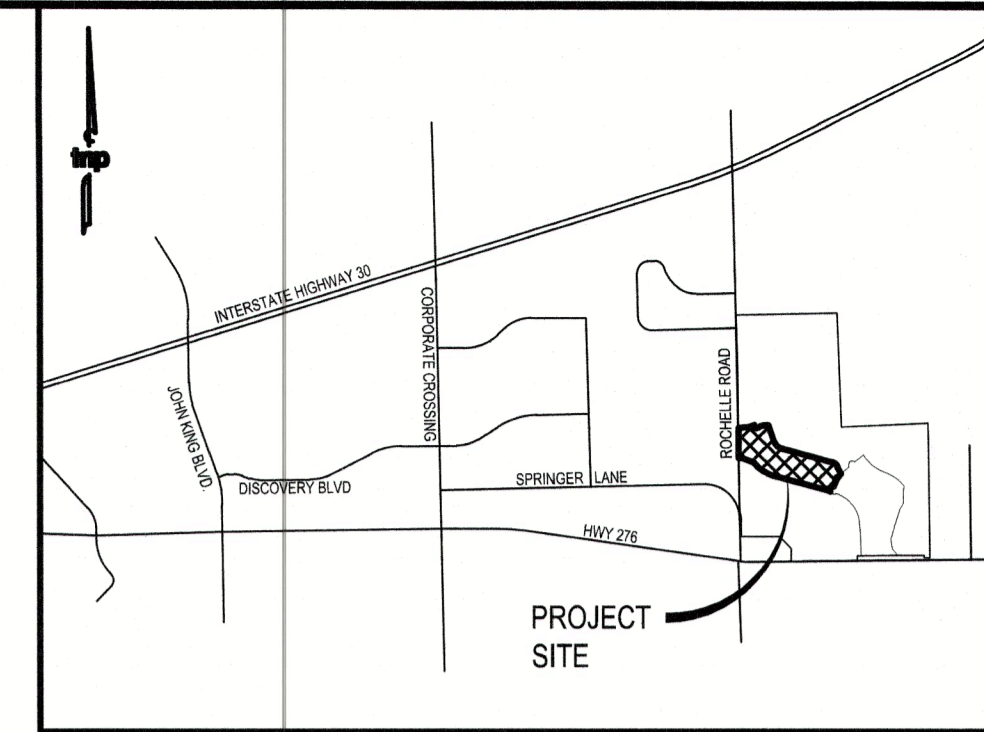
- 6\"/>

LINE #	BEARING	LENGTH
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L2	N88°23'46\"/>	
L3	N70°58'31\"/>	
L4	S19°01'28\"/>	
L5	N70°58'31\"/>	
L6	N89°18'10\"/>	
L7	S28°12'12\"/>	
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L10	N70°42'27\"/>	
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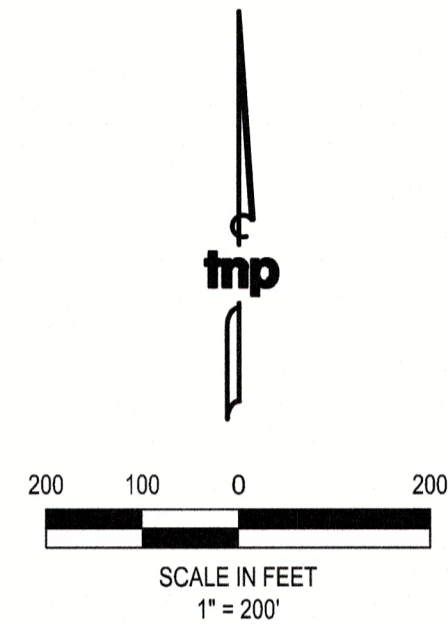
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CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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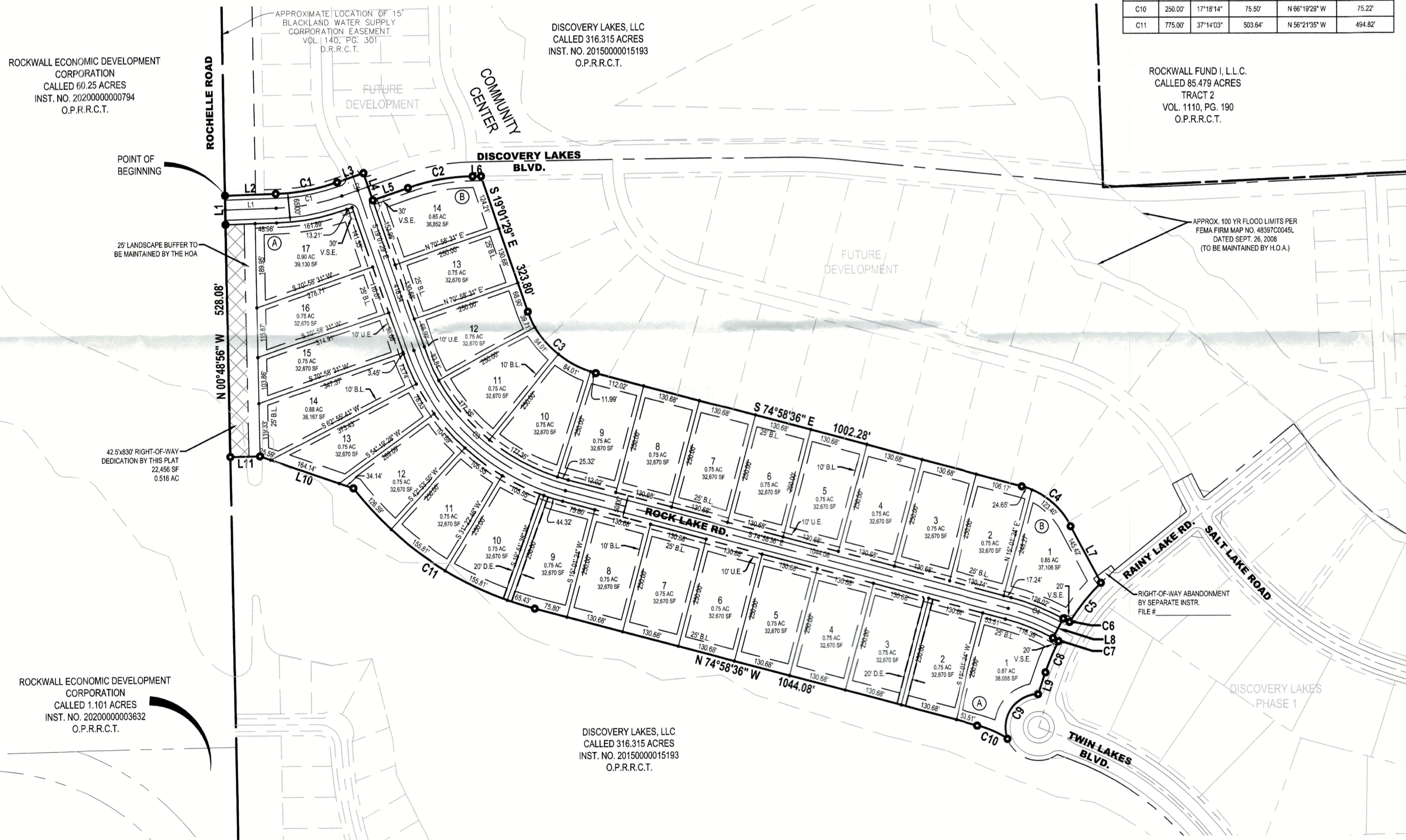


VICINITY MAP
N.T.S.

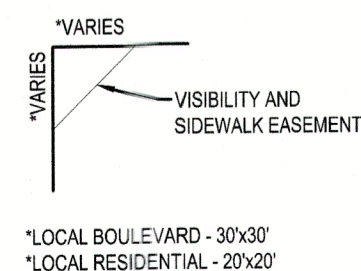


- LEGEND**
- NTS - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - INST. - INSTRUMENT
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 - NO. - NUMBER
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 - B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - W.E. - WATER EASEMENT
 - U.E. - UTILITY EASEMENT
 - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
 - P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY TEXAS

NOTE: PER PD-78 ALL TYPE A LOTS W/MIN 32,670 SF (0.75 AC.) SHALL HAVE TEMPORARY OSSF THAT CONFORM TO TCEQ STANDARDS. SANITARY SEWER MAINS, LATERALS AND LOT SERVICES WILL BE PROVIDED DURING CONSTRUCTION OF PHASE 1 AS SHOWN. ALL LOTS WILL DISCONNECT FROM OSSF AND CONNECT TO LOT SERVICES WHEN FUTURE OFFSITE SANITARY SEWER IS MADE AVAILABLE.



	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	289 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 16,619 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 96 LOTS TYPE B: 170/289 = 59% OF TOTAL LOTS TYPE C: 23/289 = 8% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	0.94 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	119.5/307.18 = 38.9%



TYPICAL VISIBILITY AND SIDEWALK EASEMENT

PRELIMINARY PLAT

Discovery Lakes Phase 2

31 RESIDENTIAL LOTS
1,196,367 SQUARE FEET
27.465 ACRES GROSS
ZONED PD-78

BEING A PORTION OF A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NO. 100 AND THE ROBERT K. BRISCOE SURVEY, ABSTRACT NO. 16 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

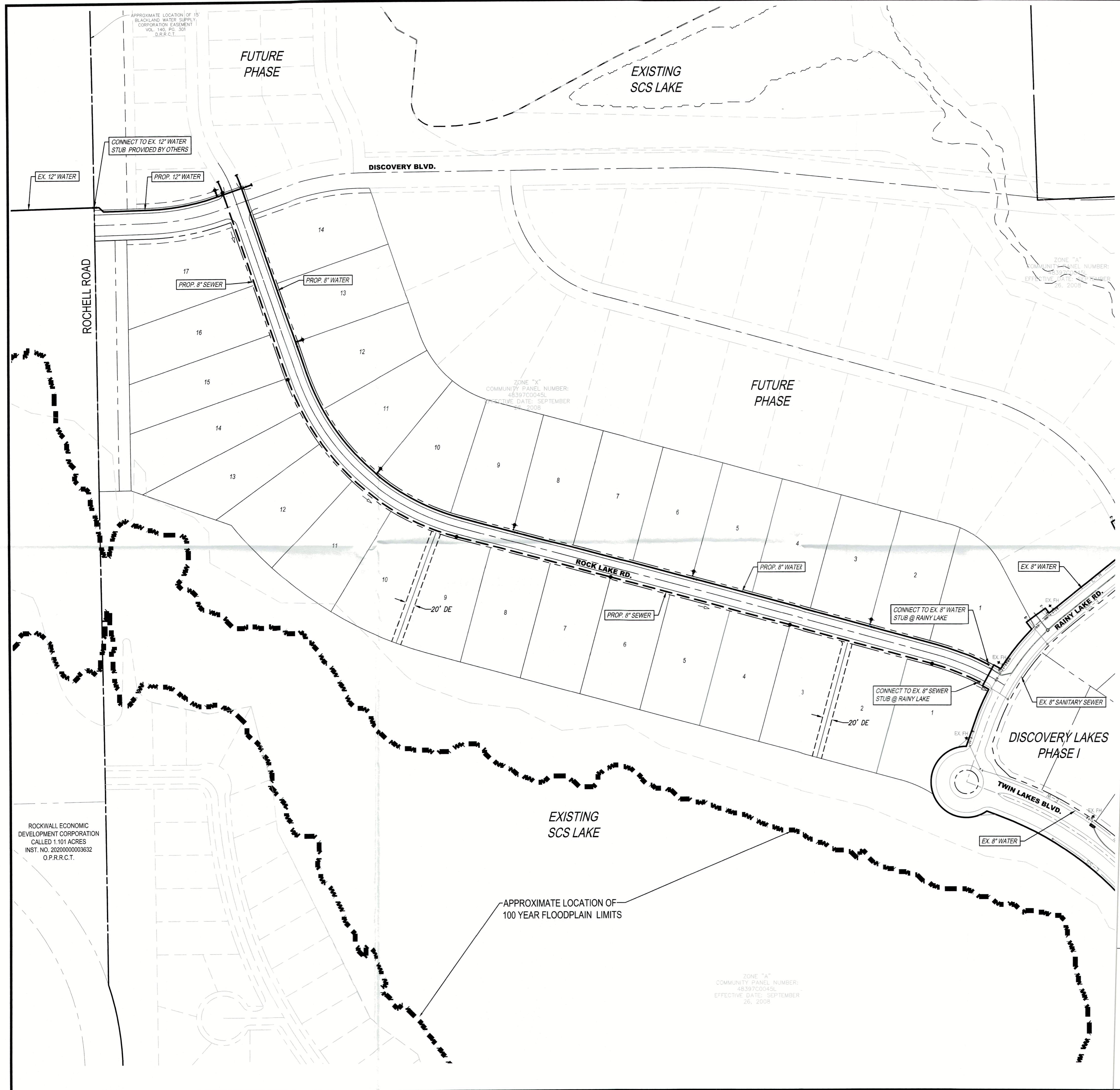


OWNER
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

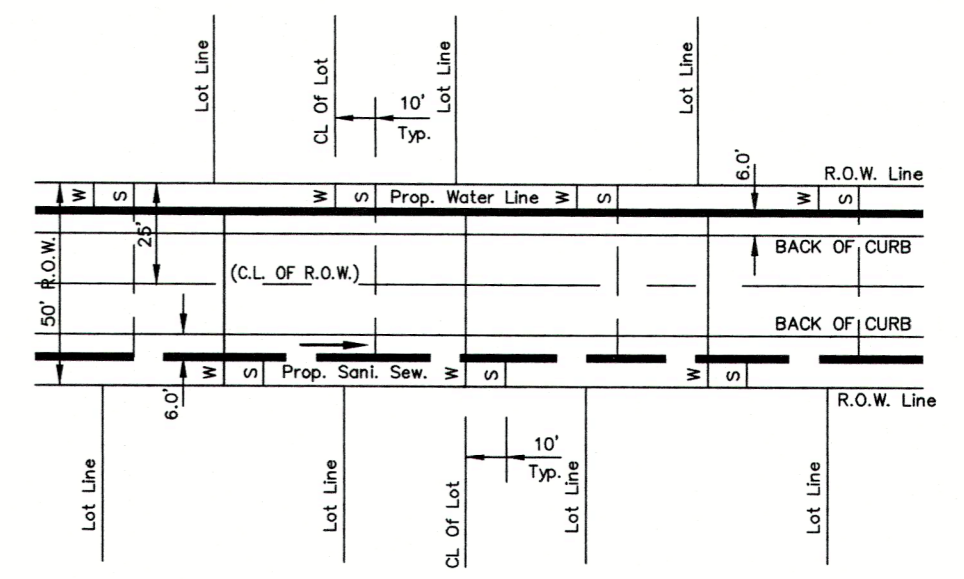
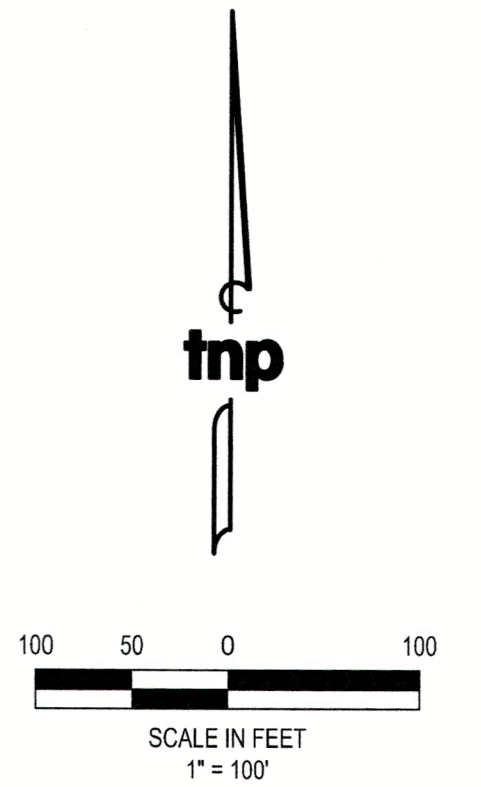
PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: GS9
Scale: 1\"/>

ENGINEER
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpsc.com
TBPES: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

CASE NO. _____



NOTE: PER PD-78 ALL TYPE A LOTS W/ MIN 32,670 SF (0.75 AC.) SHALL HAVE TEMPORARY OSSF THAT CONFORM TO TCEQ STANDARDS. SANITARY SEWER MAINS, LATERALS AND LOT SERVICES WILL BE PROVIDED DURING CONSTRUCTION OF PHASE 1 AS SHOWN. ALL LOTS WILL DISCONNECT FROM OSSF AND CONNECT TO LOT SERVICES WHEN FUTURE OFFSITE SANITARY SEWER IS MADE AVAILABLE.



TYPICAL WATER & SEWER DETAIL
N.T.S.

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION CALLED 1.101 ACRES INST. NO. 2020000003632 O.P.R.R.C.T.

APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN LIMITS

ZONE "A" COMMUNITY PANEL NUMBER: 4839700048 EFFECTIVE DATE: SEPTEMBER 26, 2008

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248



teague nall & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

PROJECT INFORMATION
Project No.: SBD22499
Date: APRIL 14, 2023
Drawn By: TNP
Scale: 1"=100'

SHEET 1 of 1

CASE NO. P

Preliminary Water & Sewer Plan
31 Residential Lots

Discovery Lakes Phase 2

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2023-011

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CITY ENGINEER:

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

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Notes:

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PROPERTY INFORMATION [PLEASE PRINT]

Address	none		
Subdivision	Discovery Lakes, Phase 2	Lot	Block
General Location	27.46 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-78	Current Use	None
Proposed Zoning	PD-78	Proposed Use	Single Family Residential
Acreage	27.46	Lots [Current]	1
		Lots [Proposed]	31

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.

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<input type="checkbox"/> Owner	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Alberto Dal-Cin	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-7944	Phone	817-889-5050
E-Mail	roquesv@towergrouptx.com	E-Mail	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

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

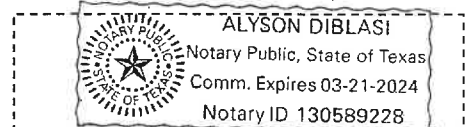
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Given under my hand and seal of office on this the 13th day of April, 20 23

Owner's Signature

Alberto Dal Cin
Alyson Diblasi

Notary Public in and for the State of Texas



My Commission Expires 03-21-2024



Case Number: P2023-011 Preliminary Plat for Discovery Lakes Phase 2



Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



**UNANIMOUS CONSENT OF
MAJORITY IN INTEREST OF THE CLASS A AND CLASS B MEMBERS
OF DISCOVERY LAKES, LLC**

The undersigned being all of the Majority in Interest of the Class A and Class B Members of Discovery Lakes, LLC, (the "Company"), hereby adopt the following resolution, which resolution shall have the force and effect as if adopted at a duly called meeting of the Members of the Company.

RESOLVED that the Majority in Interest of the Class A and Class B Members hereby appoint and elect Alberto Dal Cin as the Manager of the Company.

Executed as of this 13th day of March 2023.

[Signature Page Follows]

CLASS A MEMBER – 100%

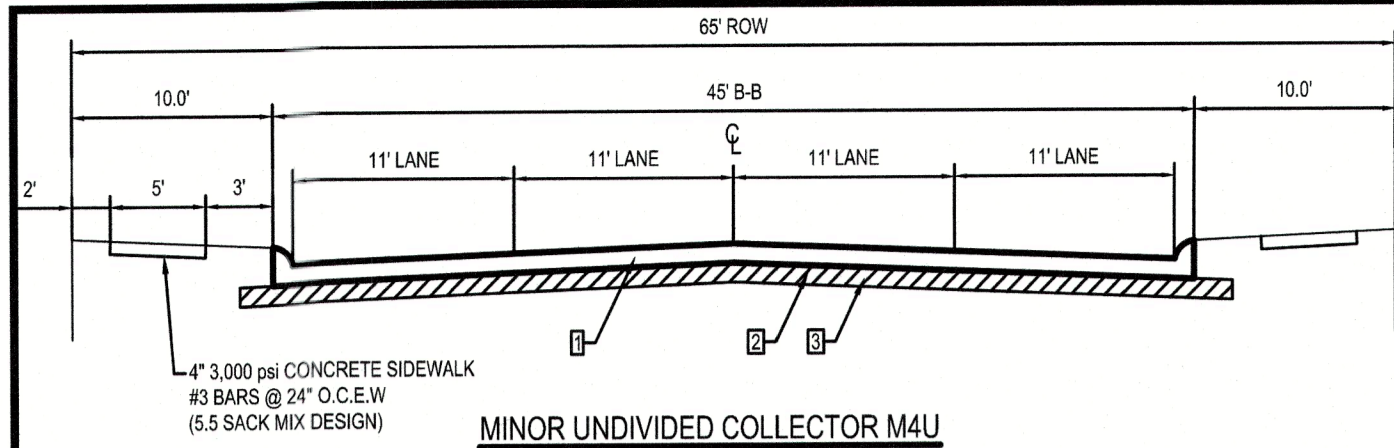

Alberto Dal Cin

MAJORITY IN INTEREST OF CLASS B MEMBERS

DFG, LP – 64.5%
a Texas limited partnership

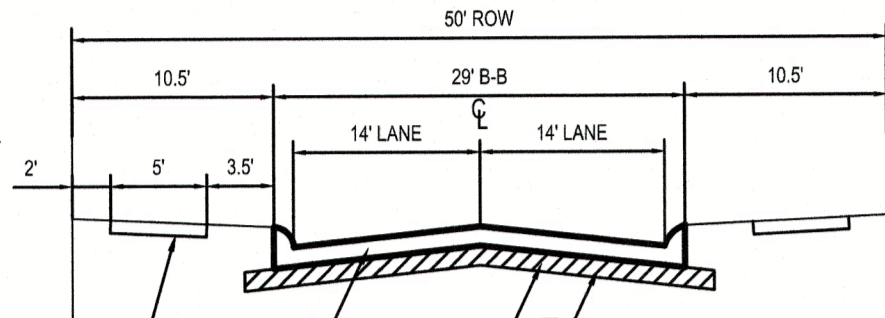
By: Wellington Retail, Inc.
Its General Partner

By: 
Alyson S. DiBlasi, President



MINOR UNDIVIDED COLLECTOR M4U

NOTES:
1. ALL CONSTRUCTION JOINTS & REBAR TO BE IN CONFORMANCE WITH THE CITY OF ROCKWALL SPECIFICATIONS AND STANDARDS.



LOCAL RESIDENTIAL SECTION

- 8\"/>

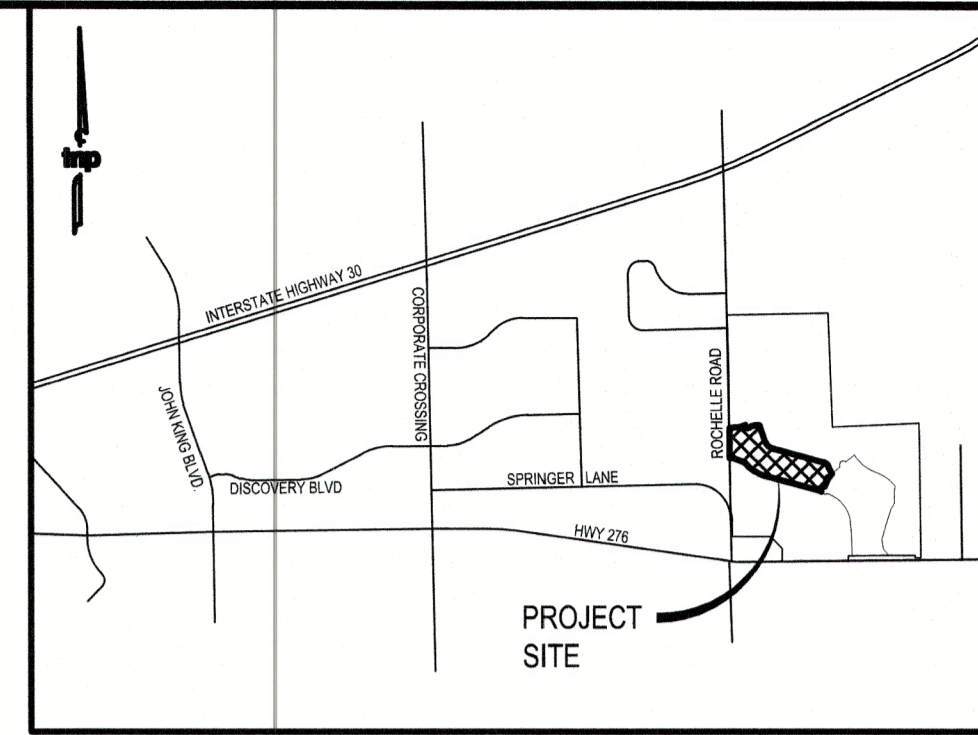
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LINE #	BEARING	LENGTH
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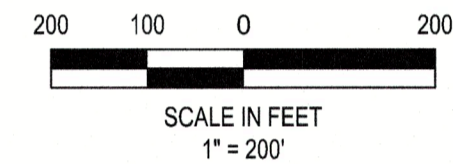
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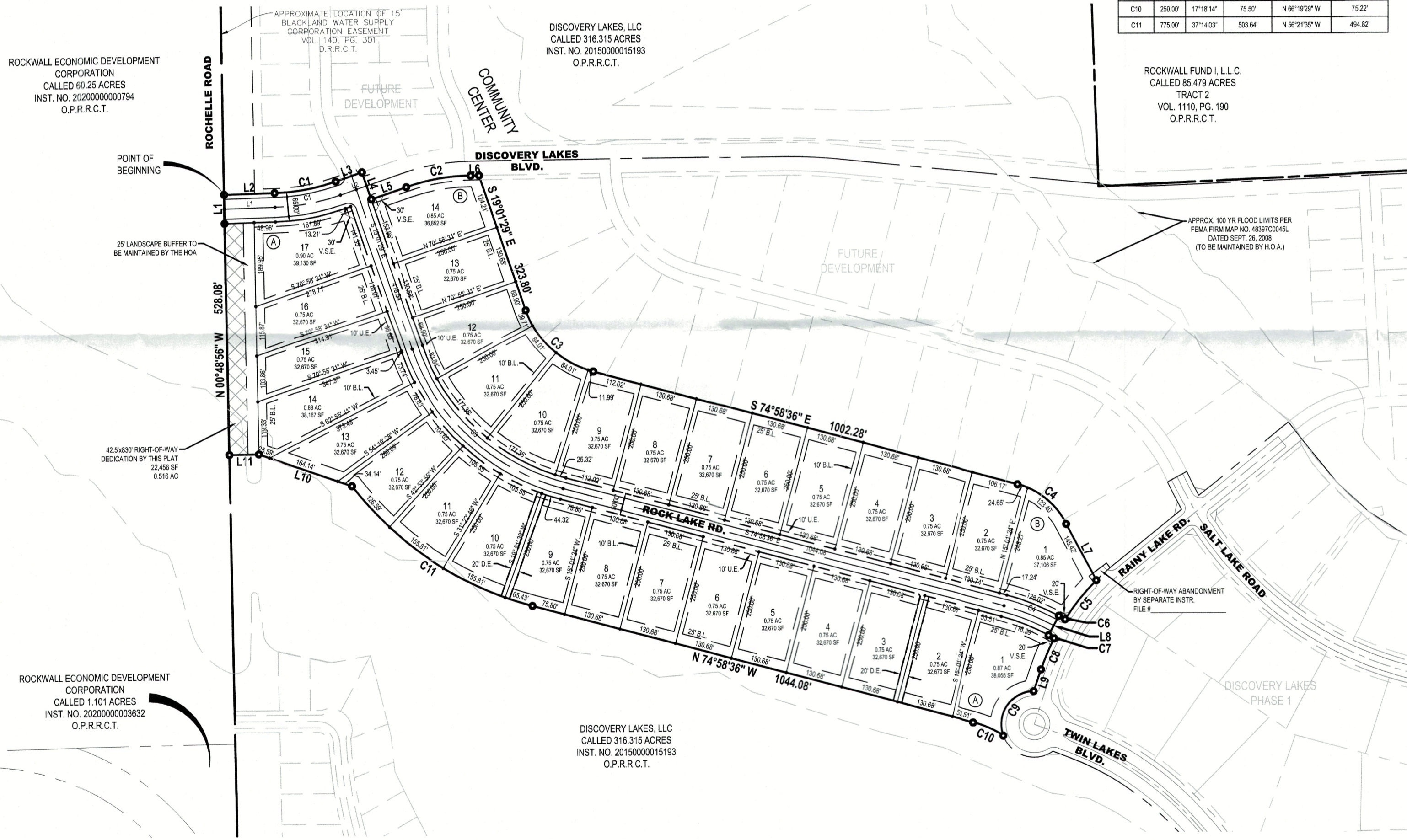


VICINITY MAP
N.T.S.



- LEGEND**
- NTS - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
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 - P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY TEXAS

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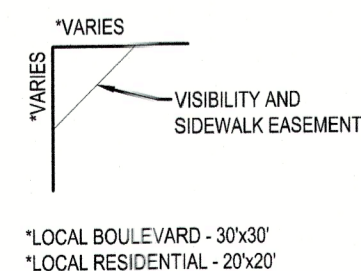
PRELIMINARY PLAT

Discovery Lakes Phase 2

31 RESIDENTIAL LOTS
1,196,367 SQUARE FEET
27.465 ACRES GROSS
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	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	289 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 16,619 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 96 LOTS TYPE B: 170/289 = 59% OF TOTAL LOTS TYPE C: 23/289 = 8% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	0.94 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	119.5/307.18 = 38.9%



TYPICAL VISIBILITY AND SIDEWALK EASEMENT

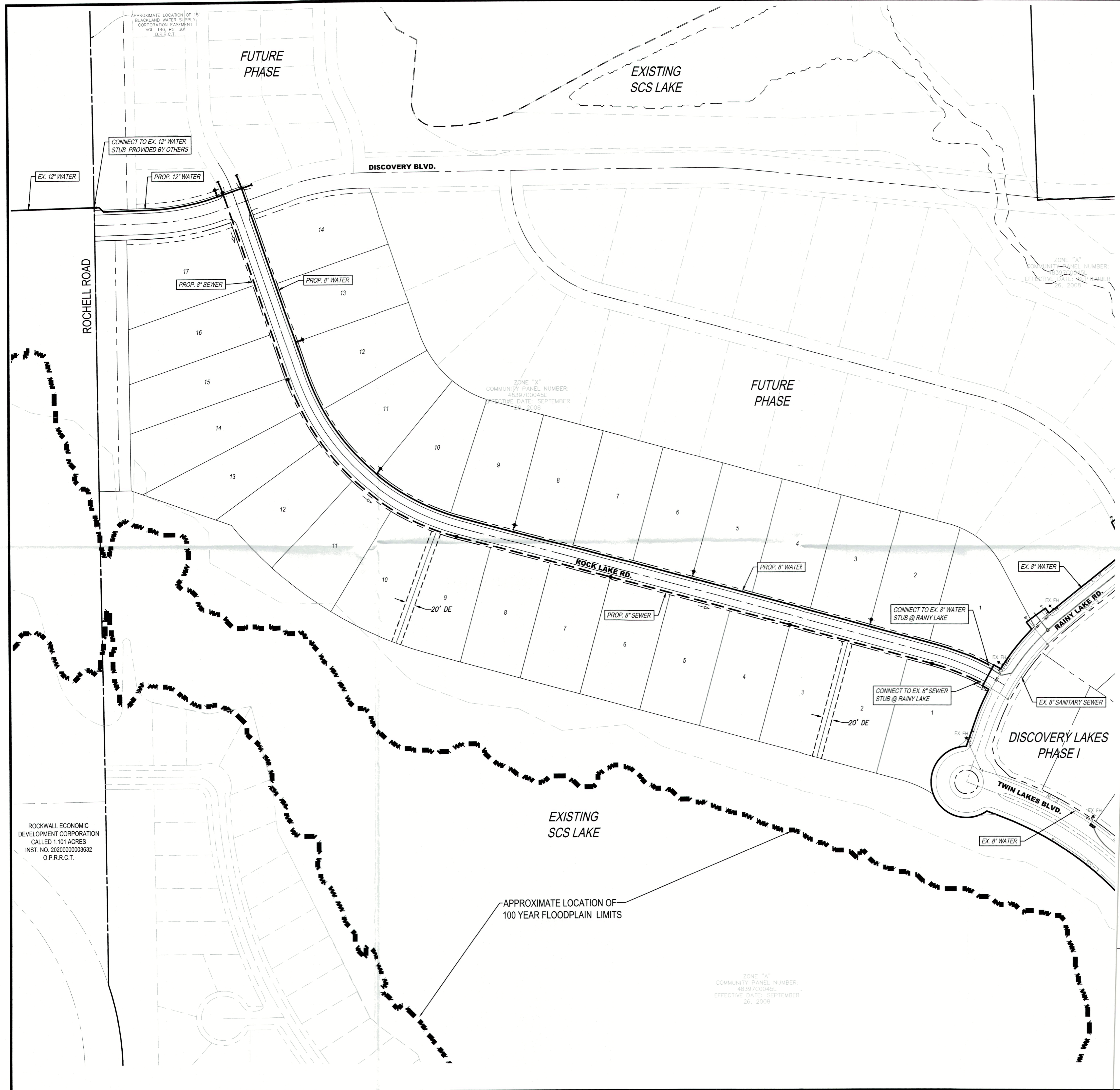
OWNER
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: GS9
Scale: 1\"/>

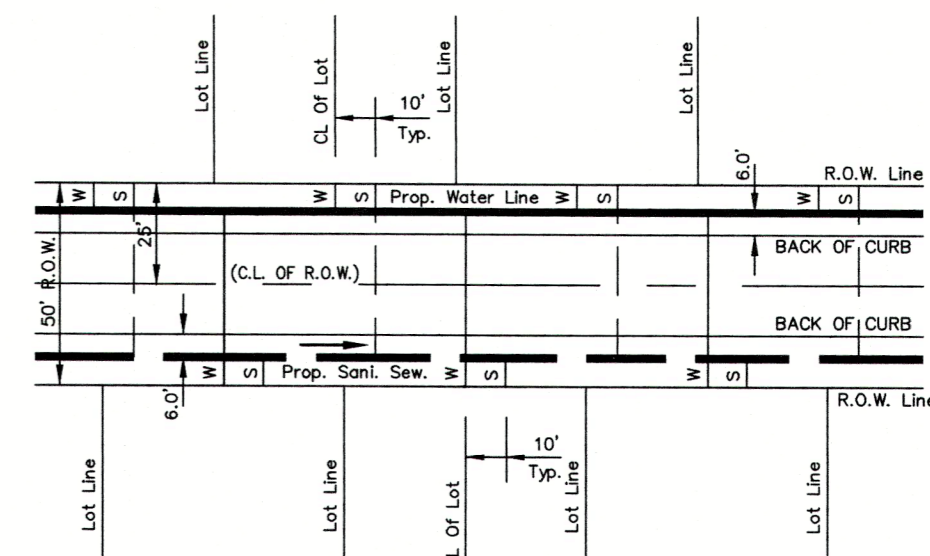
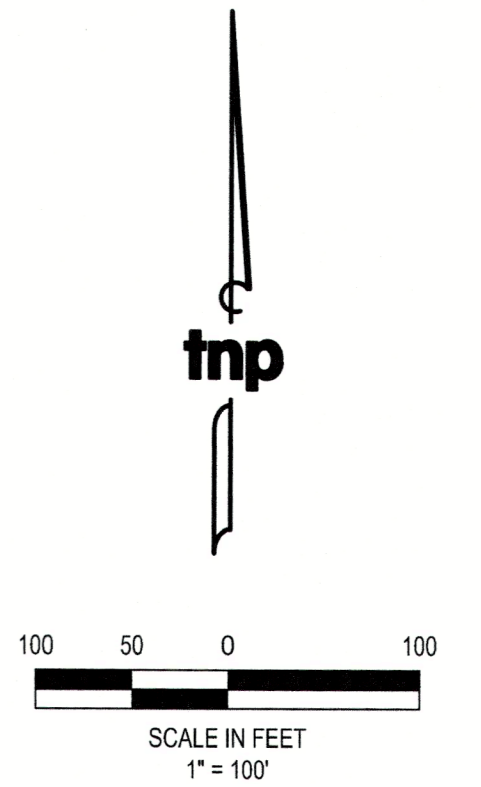
ENGINEER
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpsc.com
TBPES: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673



CASE NO. _____



NOTE: PER PD-78 ALL TYPE A LOTS W/ MIN 32,670 SF (0.75 AC.) SHALL HAVE TEMPORARY OSSF THAT CONFORM TO TCEQ STANDARDS. SANITARY SEWER MAINS, LATERALS AND LOT SERVICES WILL BE PROVIDED DURING CONSTRUCTION OF PHASE 1 AS SHOWN. ALL LOTS WILL DISCONNECT FROM OSSF AND CONNECT TO LOT SERVICES WHEN FUTURE OFFSITE SANITARY SEWER IS MADE AVAILABLE.



TYPICAL WATER & SEWER DETAIL
N.T.S.

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION CALLED 1.101 ACRES INST. NO. 2020000003632 O.P.R.R.C.T.

APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN LIMITS

ZONE "A" COMMUNITY PANEL NUMBER: 4839700048 EFFECTIVE DATE: SEPTEMBER 26, 2008

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248



Preliminary Water & Sewer Plan
31 Residential Lots
Discovery Lakes Phase 2

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas

teague nall & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpsc.com

PROJECT INFORMATION
Project No.: SBD22499
Date: APRIL 14, 2023
Drawn By: TNP
Scale: 1"=100'

SHEET 1 of 1

CASE NO. P

PROJECT COMMENTS



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

DATE: 4/20/2023

PROJECT NUMBER: P2023-011
PROJECT NAME: Discovery Lakes, Phase 2
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Alberto Dal-Cin of Discovery Lakes, LLC for the approval of a Preliminary Plat for Phase 2 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 27.465-acre portion of a larger 174.5990-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) Single-Family 10 (SF-10) District land uses, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/20/2023	Needs Review

04/20/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Alberto Dal-Cin of Discovery Lakes, LLC for the approval of a Preliminary Plat for Phase 2 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 27.465-acre portion of a larger 174.5990-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) Single-Family 10 (SF-10) District land uses, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road.

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 (P2023-011) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

Preliminary Plat
Discovery Lakes Phase 2 Subdivision
31 Residential Lots
Lots 1-17, Block A; Lots 1-14, Block B
27.465-Acres; 1,196,367 Square Feet
Being a Portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and
A Portion of the R. K. Briscoe Survey, Abstract No. 16
City of Rockwall, Rockwall County, Texas

M.5 Per the Planned Development District 78 (PD-78) ordinance (Ordinance No. 20-27) the rear yard setback for Type A Lots is 20-feet. Currently 25-feet is shown. (Ordinance No. 20-27)

M.6 Per the Planned Development District 78 (PD-78) ordinance (Ordinance No. 20-27) the landscape buffer along Rochell Road is 20-feet. Currently 25-feet is shown. This does

not need to be corrected as the landscape buffer requirement is a minimum. This buffer must include a meandering sidewalk, a berm, canopy trees, accent trees, and shrubs; having the additional five (5) feet may make it easier to incorporate all of the landscape and hardscape elements. (Ordinance No. 20-27)

M.7 Please include the topographical information and physical features to include contours at two (2) foot intervals, and show all drainage areas and all proposed storm drainages areas with sizes if applicable. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please indicate the water service provider. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.9 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: April 25, 2023

Planning and Zoning Public Hearing: May 9, 2023

City Council: May 15, 2023

I.9 Please note that once the Preliminary Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/20/2023	Needs Review

04/20/2023: - 10' utility easement required on both sides of ROW.

- This portion of Discovery will need to be built with Ph 2

Informational comments below.

General Items:

- 4% Engineering Inspection Fees
- Impact Fees
- Engineering plan review fees apply.
- No structures in easements. Min. easement width is 20'.
- Required 10' utility easement required along all street frontage.
- Must meet City of Rockwall 2023 Standards of Design.
- Retaining walls 3' and taller must be designed by a structural engineer.
- All walls must be rock or stone face. No smooth concrete walls.

Streets/Paving:

- All streets to be concrete. Min. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Must verify there is 85' of dedicated ROW for Rochell Rd. You must dedicate 42.5' from the CL. where entire roadway isn't wholly inside Discovery Lakes
- Must build the remainder of Rochelle with median including turn left turn lane and lighting
- Discovery Blvd to be 65' ROW - 45' back-to back.
- Must meet driveway spacing requirements.
- All street trees if approved by Zoning shall have root barriers.
- All streets to be 1-ft above the 100 YR floodplain WSEL.

Water/Wastewater:

- Must have 8" sewer line minimum through the property.
- Must install a 18" and 10" gravity trunk sewer lines per WW Master plan. Dedicate easements.
- Per Zoning, septic systems are granted on .75 acre lots but the sewer must be installed and stubbed out to each lot.

- Must loop 8" water line on site. No dead-end lines allowed.
- Per the Master Water Plan must install a 12" water line along Discovery Blvd.
- Dedicate 20' waterline easement for future 36" NTMWD water transmission line along Rochell Rd. and SH 276.
- Show the Cash and Blackland water lines on plans

Drainage/Floodplain/Lakes:

- Detention is required if you increase the flow off the property. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention must be above the floodplain elevation where adjacent.
- Detention required for all commercial areas.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Area adjacent to SH 276 is WOTUS.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- No vertical walls are allowed in detention easements.
- Must have written permission release from NRCS regarding their easement around the lakes and possible construction encroachment.
- No trails on NRCS dam and within easements without permission.
- Must show and meet erosion hazard setback for all creeks/streams. Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/18/2023	Approved

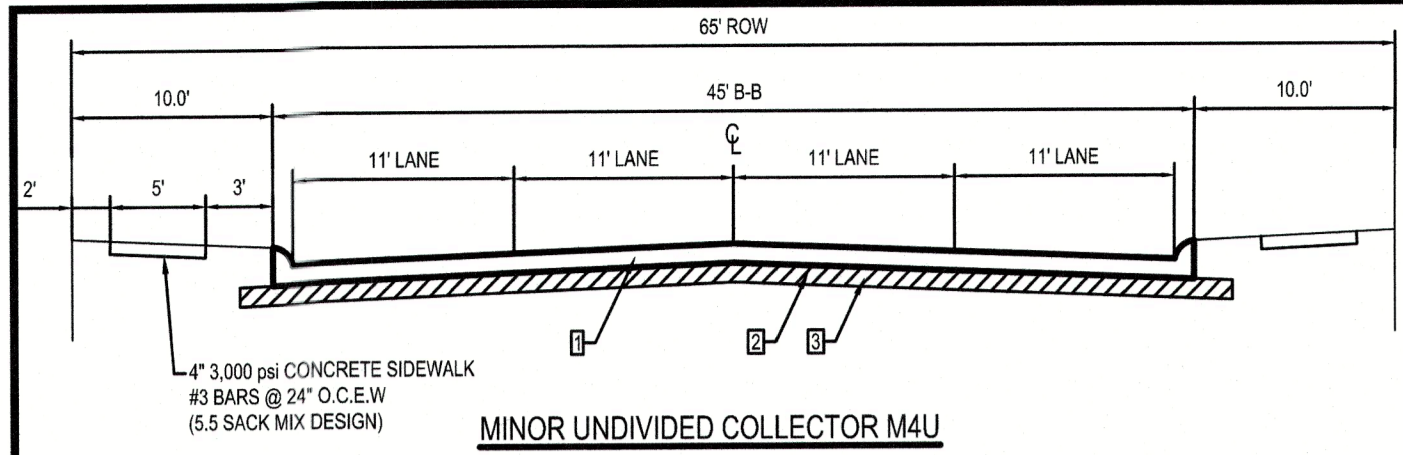
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/17/2023	Approved

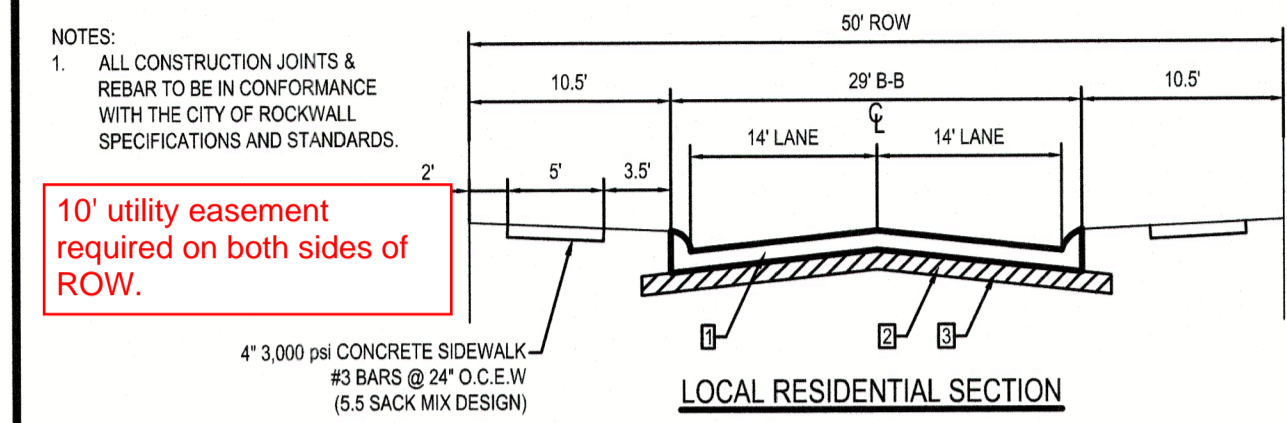
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/17/2023	Approved w/ Comments

04/17/2023: 2.P2023-011 (Preliminary Plat)
 Park District 31
 Cash in Lieu of Land \$330.10 x 31 lots = \$10,233.10
 Pro Rata Equipment Fees \$309.80 x 31 lots = \$9,603.80
 Total per lot (1) Lot \$639.90 x 31 lots = \$19,836.90



MINOR UNDIVIDED COLLECTOR M4U



LOCAL RESIDENTIAL SECTION

NOTES:
1. ALL CONSTRUCTION JOINTS & REBAR TO BE IN CONFORMANCE WITH THE CITY OF ROCKWALL SPECIFICATIONS AND STANDARDS.
10' utility easement required on both sides of ROW.

- 8" 3600 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 4 BARS @ 18" ON CENTERS BOTH WAYS. MIN. 6 SACK FOR MACHINE PLACED MIN. 6 1/2 SACK FOR HAND PLACED
- WHERE THE PLASTICITY INDEX OF THE NATURAL SOIL IS EQUAL TO OR EXCEEDS 15, LIME STABILIZATION SHALL BE REQUIRED. A MINIMUM OF 6% BY WEIGHT OF LIME TO A DEPTH OF 6" SHALL BE REQUIRED.
- SUBGRADE SHALL BE 6" THICK AND COMPACTED TO A DENSITY NOT LESS THAN 95% AT 0%-4% OF OPTIMUM MOISTURE CONTENT.

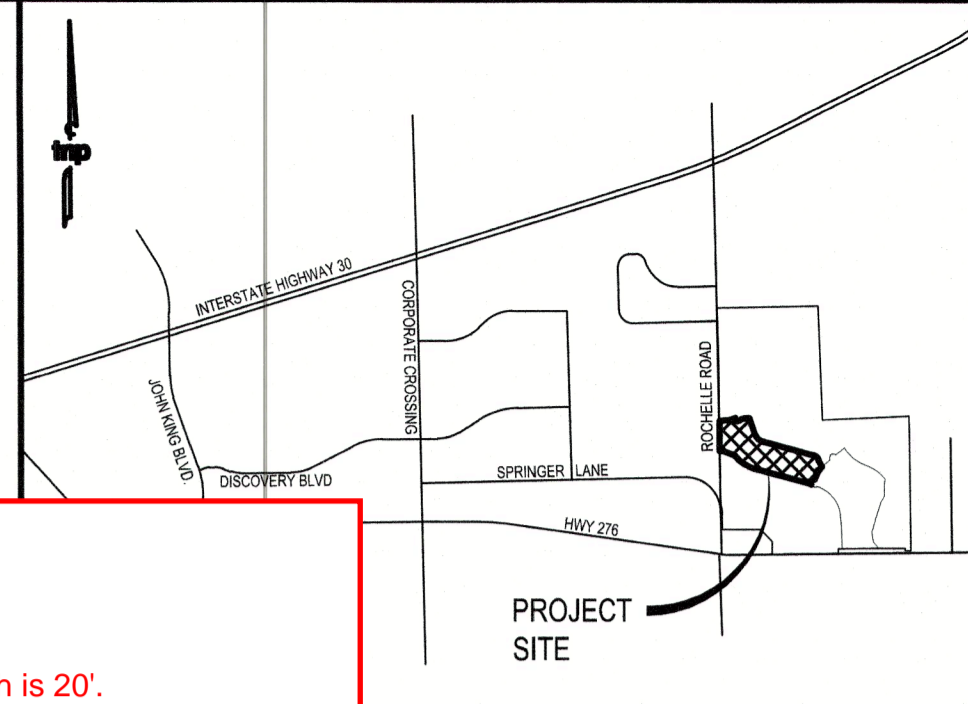
- 6" 3600 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 3 BARS @ 24" ON CENTERS BOTH WAYS. MIN. 6 SACK FOR MACHINE PLACED MIN. 6 1/2 SACK FOR HAND PLACED
- WHERE THE PLASTICITY INDEX OF THE NATURAL SOIL IS EQUAL TO OR EXCEEDS 15, LIME STABILIZATION SHALL BE REQUIRED. A MINIMUM OF 6% BY WEIGHT OF LIME TO A DEPTH OF 6" SHALL BE REQUIRED.
- SUBGRADE SHALL BE 6" THICK AND COMPACTED TO A DENSITY NOT LESS THAN 95% AT 0%-4% OF OPTIMUM MOISTURE CONTENT.

BOUNDARY LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°49'56"W	65.01'
L2	N88°23'46"E	115.59'
L3	N70°58'31"E	63.21'
L4	S19°01'28"E	65.00'
L5	N70°58'31"E	84.81'
L6	N89°18'10"E	19.16'
L7	S28°12'12"E	145.41'
L8	S28°21'37"W	50.00'
L9	S18°53'58"W	52.49'
L10	N70°42'27"W	223.87'
L11	S89°11'04"W	67.50'

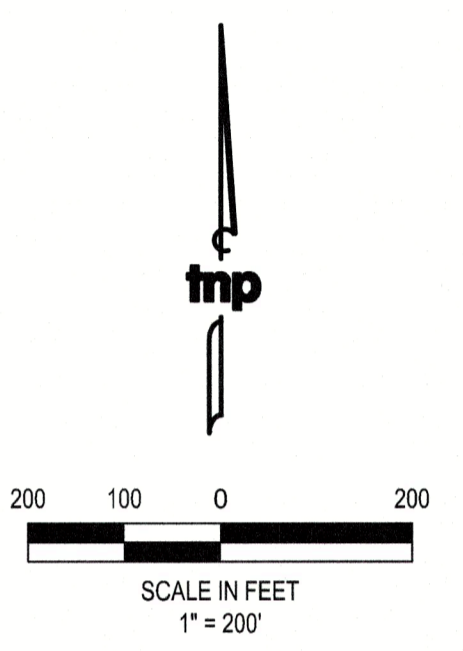
CENTERLINE LINE TABLE		
LINE #	LENGTH	BEARING
L1	116.04'	S88°23'40"W
L2	77.54'	S70°58'31"W

BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	467.50'	17°25'09"	142.13'	N 78°41'06" E	141.58'
C2	467.50'	18°19'38"	140.54'	N 80°06'21" E	148.90'
C3	225.00'	55°57'07"	219.72'	S 47°00'02" E	211.10'
C4	175.00'	48°28'11"	148.04'	S 50°44'31" E	143.67'
C5	508.14'	12°50'29"	113.89'	S 38°52'28" W	113.65'
C6	550.00'	1°42'58"	16.47'	N 60°46'54" W	16.47'
C7	500.00'	1°14'50"	14.81'	S 60°47'28" E	14.81'
C8	525.00'	8°24'09"	76.89'	S 23°06'02" W	76.92'
C9	75.00'	109°47'34"	143.72'	S 34°31'54" W	122.72'
C10	250.00'	17°18'14"	75.50'	N 66°19'29" W	75.22'
C11	775.00'	37°14'03"	503.84'	N 56°21'35" W	494.82'

CURVE #	RADIUS
C1	467.50'
C2	467.50'
C3	225.00'
C4	175.00'
C5	508.14'
C6	550.00'
C7	500.00'
C8	525.00'
C9	75.00'
C10	250.00'
C11	775.00'

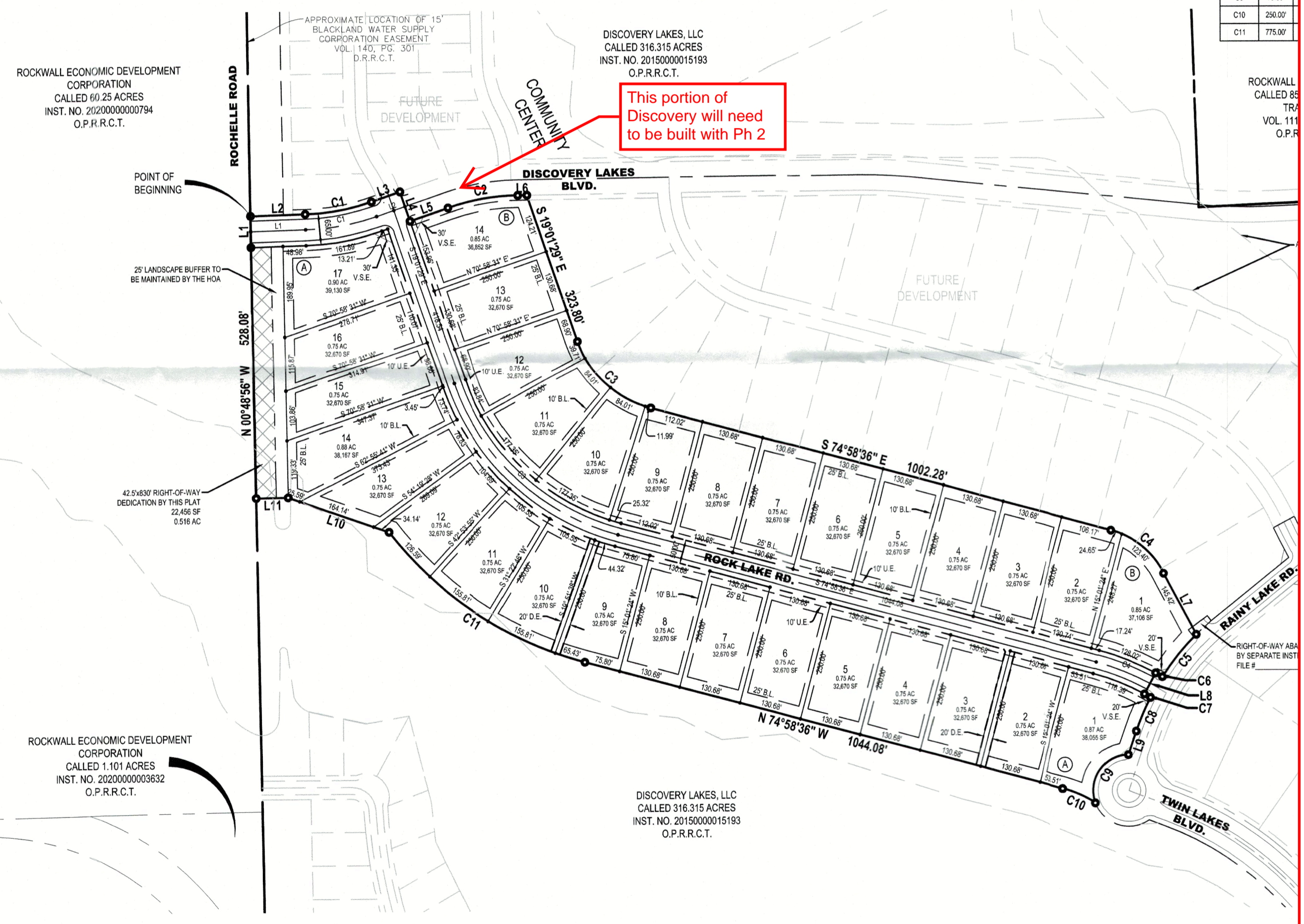


VICINITY MAP
N.T.S.



LEGEND
 N.T.S. - NOT TO SCALE
 R.O.W. - RIGHT OF WAY
 INST. - INSTRUMENT
 CAB. - CABINET
 VOL. - VOLUME
 NO. - NUMBER
 PG. - PAGE
 SF - SQUARE FEET
 AC - ACRES
 B.L. - BUILDING LINE
 D.E. - DRAINAGE EASEMENT
 W.E. - WATER EASEMENT
 U.E. - UTILITY EASEMENT
 O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS
 ROCKWALL COUNTY TEXAS
 P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY TEXAS

This portion of Discovery will need to be built with Ph 2



General Items:
 - 4% Engineering Inspection Fees
 - Impact Fees
 - Engineering plan review fees apply.
 - No structures in easements. Min. easement width is 20'.
 - Required 10' utility easement required along all street frontage.
 - Must meet City of Rockwall 2023 Standards of Design.
 - Retaining walls 3' and taller must be designed by a structural engineer.
 - All walls must be rock or stone face. No smooth concrete walls.

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 - Must build the remainder of Rochelle with median including turn left turn lane and lighting
 - Discovery Blvd to be 65' ROW - 45' back to back.
 - Must meet driveway spacing requirements.
 - All street trees if approved by Zoning shall have root barriers.
 - All streets to be 1-ft above the 100 YR floodplain WSEL.

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 - Must install a 18" and 10" gravity trunk sewer lines per WW Master plan. Dedicate easements.
 - Per Zoning, septic systems are granted on .75 acre lots but the sewer must be installed and stubbed out to each lot.
 - Must loop 8" water line on site. No dead-end lines allowed.
 - Per the Master Water Plan must install a 12" water line along Discovery Blvd.
 - Dedicate 20' waterline easement for future 36" NTMWD water transmission line along Rochelle Rd. and SH 276.
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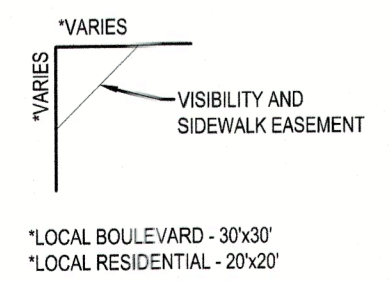
Drainage/Floodplain/Lakes:
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Landscaping:
 I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

RELIMINARY PLAT
 Discovery Lakes Phase 2
 31 RESIDENTIAL LOTS
 1,196,367 SQUARE FEET
 27.465 ACRES GROSS
 ZONED PD-78

BEING A PORTION OF A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NO. 100 AND THE ROBERT K. BRISCOE SURVEY, ABSTRACT NO. 16 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

COMPLIANCE WITH PD ORDINANCE 20-27		
	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	289 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 16,619 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 96 LOTS TYPE B: 170/289 = 59% OF TOTAL LOTS TYPE C: 23/289 = 8% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	0.94 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	119.5/307.18 = 38.9%



TYPICAL VISIBILITY AND SIDEWALK EASEMENT



OWNER
 DISCOVERY LAKES, LLC.
 15400 Knoll Trail Drive, Suite 230
 Dallas, Texas 75248

PROJECT INFORMATION
 Project No.: SBD22499
 Date: April 14, 2023
 Drawn By: GS9
 Scale: 1"=200'
 SHEET 1 of 1

ENGINEER
 TEAGUE NALL AND PERKINS, INC.
 825 Watters Creek Boulevard, Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 www.tnpinc.com
 TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
 GBPE: PEF007431; TBAE: BR 2673

CASE NO. _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2023-011

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 (100+307.18*15=\$4707.70)
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹ (200+27.46*15=\$611.90)
- 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	none		
Subdivision	Discovery Lakes, Phase 2	Lot	Block
General Location	27.46 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-78	Current Use	None
Proposed Zoning	PD-78	Proposed Use	Single Family Residential
Acreage	27.46	Lots [Current]	1
		Lots [Proposed]	31

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	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Alberto Dal-Cin	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-7944	Phone	817-889-5050
E-Mail	roquesv@towergrouptx.com	E-Mail	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

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

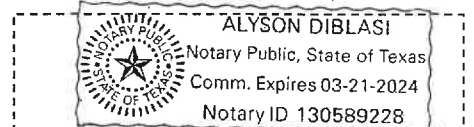
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$5,319.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of April, 20 23. By signing this 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 13th day of April, 20 23

Owner's Signature

Alberto Dal Cin
Alyson Diblasi

Notary Public in and for the State of Texas



My Commission Expires 03-21-2024



Case Number: P2023-011 Preliminary Plat for Discovery Lakes Phase 2



Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



**UNANIMOUS CONSENT OF
MAJORITY IN INTEREST OF THE CLASS A AND CLASS B MEMBERS
OF DISCOVERY LAKES, LLC**

The undersigned being all of the Majority in Interest of the Class A and Class B Members of Discovery Lakes, LLC, (the "Company"), hereby adopt the following resolution, which resolution shall have the force and effect as if adopted at a duly called meeting of the Members of the Company.

RESOLVED that the Majority in Interest of the Class A and Class B Members hereby appoint and elect Alberto Dal Cin as the Manager of the Company.

Executed as of this 13th day of March 2023.

[Signature Page Follows]

CLASS A MEMBER – 100%

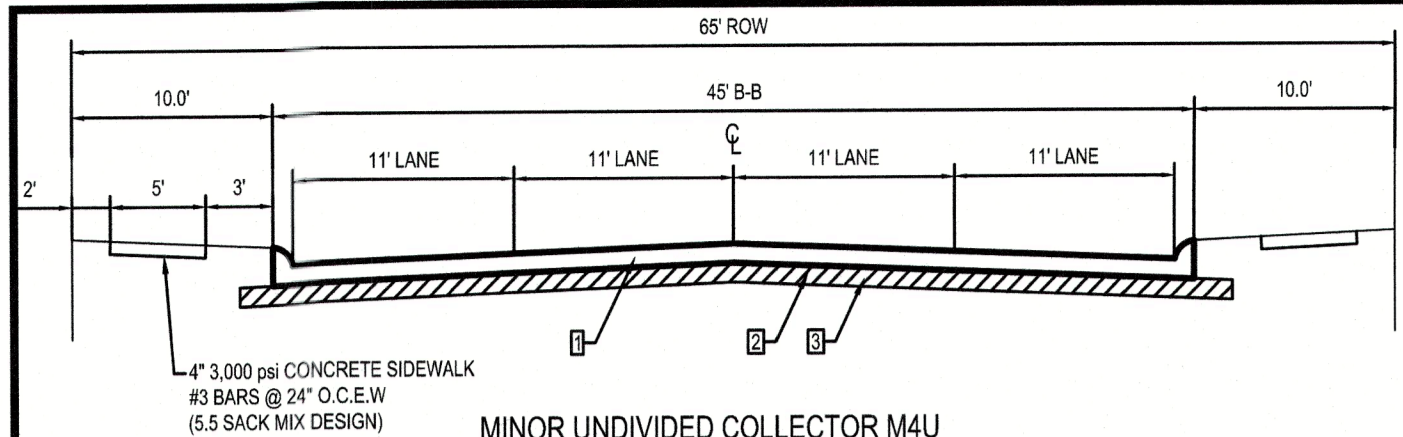

Alberto Dal Cin

MAJORITY IN INTEREST OF CLASS B MEMBERS

DFG, LP – 64.5%
a Texas limited partnership

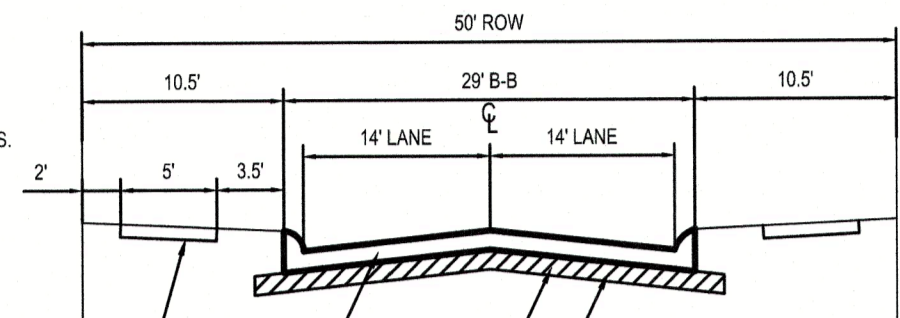
By: Wellington Retail, Inc.
Its General Partner

By: 
Alyson S. DiBlasi, President



MINOR UNDIVIDED COLLECTOR M4U

NOTES:
1. ALL CONSTRUCTION JOINTS & REBAR TO BE IN CONFORMANCE WITH THE CITY OF ROCKWALL SPECIFICATIONS AND STANDARDS.



LOCAL RESIDENTIAL SECTION

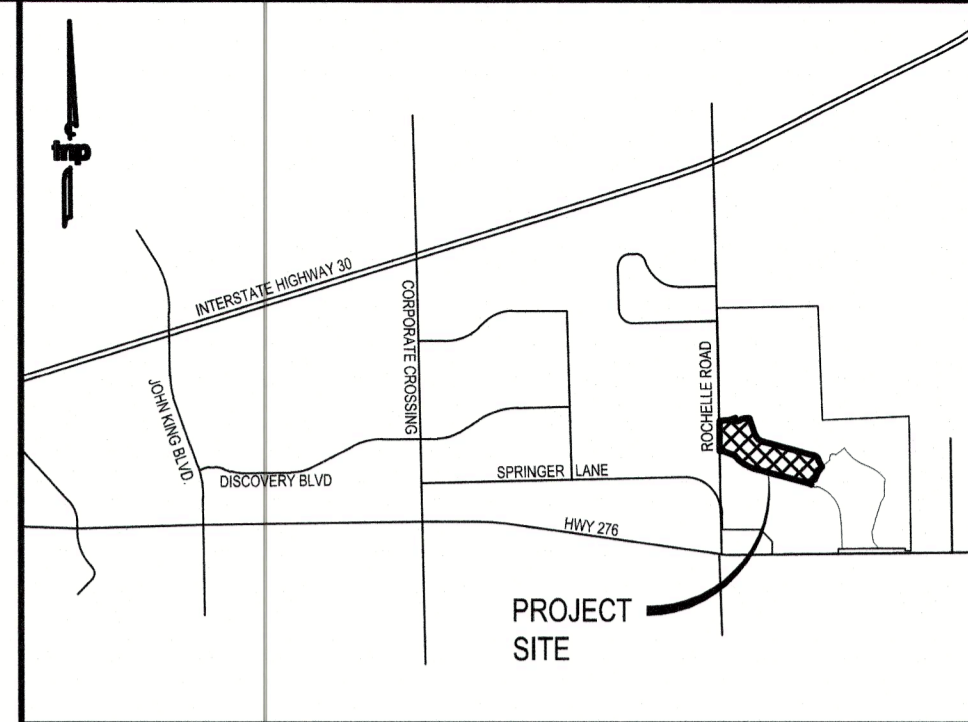
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BOUNDARY LINE TABLE		
LINE #	BEARING	LENGTH
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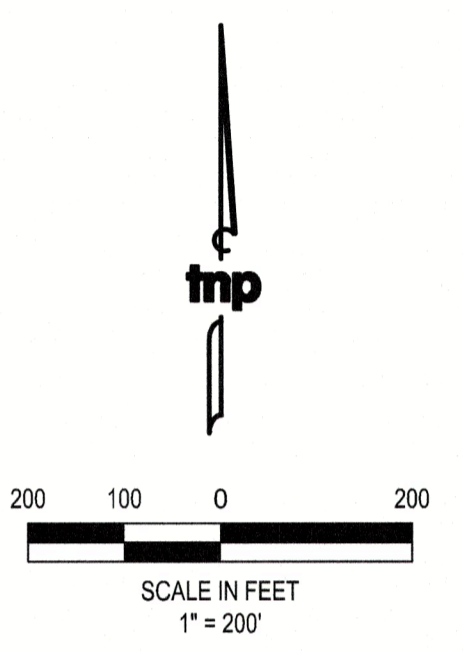
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VICINITY MAP
N.T.S.

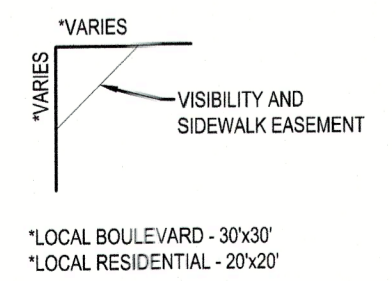


- LEGEND**
- NTS - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - INST. - INSTRUMENT
 - CAB. - CABINET
 - VOL. - VOLUME
 - NO. - NUMBER
 - PG. - PAGE
 - SF - SQUARE FEET
 - AC - ACRES
 - B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - W.E. - WATER EASEMENT
 - U.E. - UTILITY EASEMENT
 - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
 - P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY TEXAS

NOTE: PER PD-78 ALL TYPE A LOTS W/MIN 32,670 SF (0.75 AC.) SHALL HAVE TEMPORARY OSSF THAT CONFORM TO TCEQ STANDARDS. SANITARY SEWER MAINS, LATERALS AND LOT SERVICES WILL BE PROVIDED DURING CONSTRUCTION OF PHASE 1 AS SHOWN. ALL LOTS WILL DISCONNECT FROM OSSF AND CONNECT TO LOT SERVICES WHEN FUTURE OFFSITE SANITARY SEWER IS MADE AVAILABLE.



COMPLIANCE WITH PD ORDINANCE 20-27		
	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	289 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 16,619 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 96 LOTS TYPE B: 170/289 = 59% OF TOTAL LOTS TYPE C: 23/289 = 8% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	0.94 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	119.5/307.18 = 38.9%



TYPICAL VISIBILITY AND SIDEWALK EASEMENT

PRELIMINARY PLAT

Discovery Lakes Phase 2

31 RESIDENTIAL LOTS
1,196,367 SQUARE FEET
27.465 ACRES GROSS
ZONED PD-78

BEING A PORTION OF A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NO. 100 AND THE ROBERT K. BRISCOE SURVEY, ABSTRACT NO. 16 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

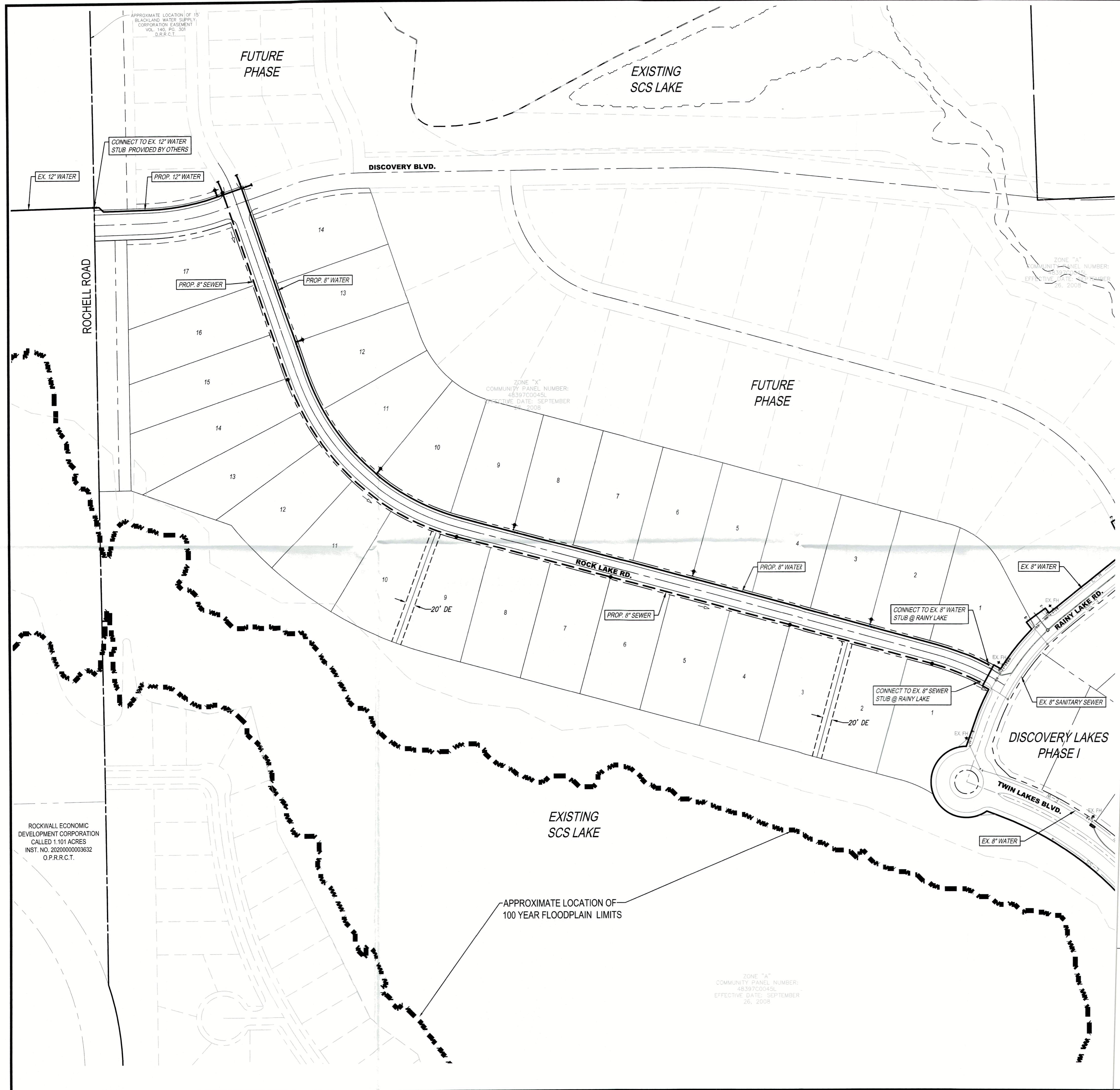


OWNER
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

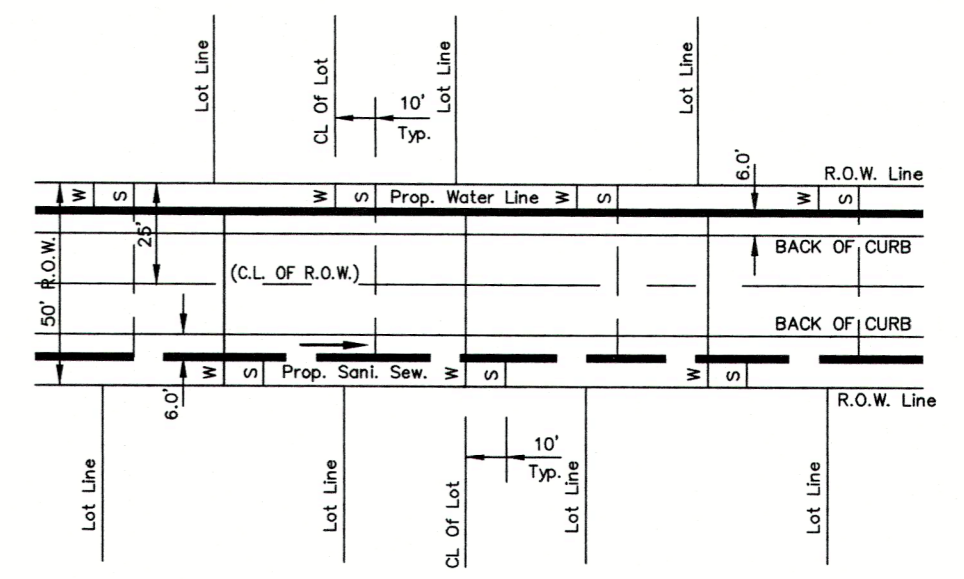
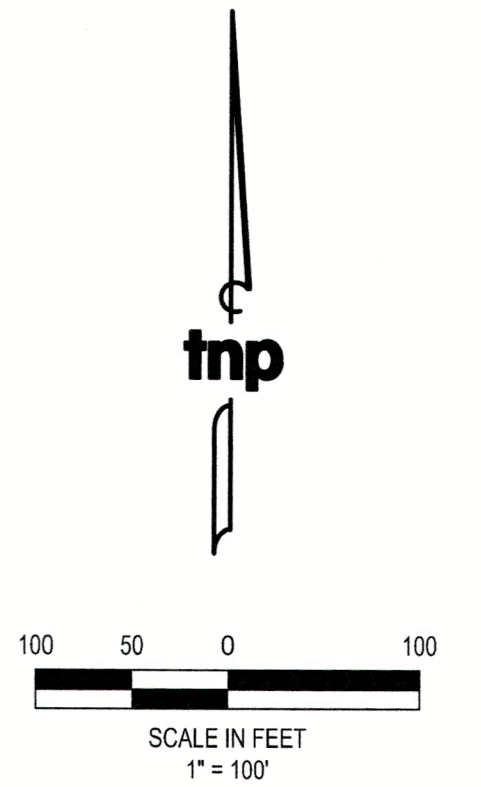
PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: GS9
Scale: 1"=200'
SHEET 1 of 1

ENGINEER
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

CASE NO. _____



NOTE: PER PD-78 ALL TYPE A LOTS W/ MIN 32,670 SF (0.75 AC.) SHALL HAVE TEMPORARY OSSF THAT CONFORM TO TCEQ STANDARDS. SANITARY SEWER MAINS, LATERALS AND LOT SERVICES WILL BE PROVIDED DURING CONSTRUCTION OF PHASE 1 AS SHOWN. ALL LOTS WILL DISCONNECT FROM OSSF AND CONNECT TO LOT SERVICES WHEN FUTURE OFFSITE SANITARY SEWER IS MADE AVAILABLE.



TYPICAL WATER & SEWER DETAIL
N.T.S.

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION CALLED 1.101 ACRES INST. NO. 2020000003632 O.P.R.R.C.T.

APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN LIMITS

ZONE "A" COMMUNITY PANEL NUMBER: 4839700048 EFFECTIVE DATE: SEPTEMBER 26, 2008

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248



Preliminary Water & Sewer Plan
31 Residential Lots
Discovery Lakes Phase 2

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas

teague nall & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpsc.com

PROJECT INFORMATION
Project No.: SBD22499
Date: APRIL 14, 2023
Drawn By: TNP
Scale: 1"=100'

SHEET 1 of 1

CASE NO. P



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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 9, 2023
APPLICANT: Cameron Slown; *Teague, Nall, & Perkins, Inc.*
CASE NUMBER: P2023-011; *Preliminary Plat for Phase 2 of the Discovery Lakes Subdivision*

SUMMARY

Consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Alberto Dal-Cin of Discovery Lakes, LLC for the approval of a Preliminary Plat for Phase 2 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 27.465-acre portion of a larger 174.5990-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) Single-Family 10 (SF-10) District land uses, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

PLAT INFORMATION

- Purpose. The purpose of the applicant's request is to Preliminary Plat a 27.465-acre tract of land (i.e. *Tract 1 of the M. E. Hawkins Survey, Abstract No. 100*) to show the future establishment of 31 *Type A* (i.e. *80' x 200'* or *32,670 SF minimum*) single-family residential lots (i.e. *Lots 1-17, Block A; Lots 1-14, Block B, Discovery Lakes Phase 2 Subdivision*). The proposed Preliminary Plat also lays out the necessary easements (e.g. *fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that in conjunction with the submittal of this Preliminary Plat, the applicant has also submitted a *Master Plat* (Case No. *P2023-010*) to amend the previously approved *Master Plat* (i.e. Case No. *P2020-039*)
- Background. The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20* (Case No. *A1998-002*). At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 5, 2005, the City Council approved *Ordinance No. 05-29* (Case No. *Z2005-021*) changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. On August 17, 2015, the zoning designation of the subject property was again changed by *Ordinance No. 15-24* (Case No. *Z2015-016*) from a Light Industrial (LI) District to Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. The City Council amended Planned Development District 78 (PD-78) on August 3, 2020 through the adoption of *Ordinance No. 20-27*. On November 2, 2020, the City Council approved a master plat (Case No. *P2020-039*) and preliminary plat (Case No. *P2020-040*) for the subject property. On November 15, 2021, the City Council approved a final plat (Case No. *P2021-053*) for a portion of the subject property being Phase 1 of the Discovery Lakes Subdivision.
- Parks Board. On May 2, 2023, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision.
 - (1) The property owner shall pay pro-rata equipment fees of \$9,603.80 (i.e. $\$309.80 \times 31$ Lots).
 - (2) The property owner shall pay cash-in-lieu of land fees of \$10,233.10 (i.e. $\$330.10 \times 31$ Lots).
- Conformance to the Subdivision Ordinance. 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.* Conditional approval of this Preliminary Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Preliminary Plat for Phase 2 of the *Discovery Lakes Subdivision* 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 Preliminary Plat; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Preliminary Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2023-011

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 (100+307.18*15=\$4707.70)
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹ (200+27.46*15=\$611.90)
- 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	none		
Subdivision	Discovery Lakes, Phase 2	Lot	Block
General Location	27.46 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-78	Current Use	None
Proposed Zoning	PD-78	Proposed Use	Single Family Residential
Acreage	27.46	Lots [Current]	1
		Lots [Proposed]	31

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	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Alberto Dal-Cin	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-7944	Phone	817-889-5050
E-Mail	roquesv@towergrouptx.com	E-Mail	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

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

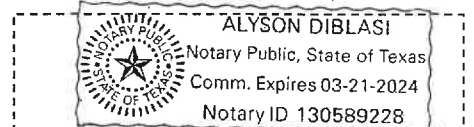
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$5,319.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of April, 20 23. By signing this 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 13th day of April, 20 23

Owner's Signature

Alberto Dal Cin
Alyson Diblasi

Notary Public in and for the State of Texas



My Commission Expires 03-21-2024



Case Number: P2023-011 Preliminary Plat for Discovery Lakes Phase 2



Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



**UNANIMOUS CONSENT OF
MAJORITY IN INTEREST OF THE CLASS A AND CLASS B MEMBERS
OF DISCOVERY LAKES, LLC**

The undersigned being all of the Majority in Interest of the Class A and Class B Members of Discovery Lakes, LLC, (the "Company"), hereby adopt the following resolution, which resolution shall have the force and effect as if adopted at a duly called meeting of the Members of the Company.

RESOLVED that the Majority in Interest of the Class A and Class B Members hereby appoint and elect Alberto Dal Cin as the Manager of the Company.

Executed as of this 13th day of March 2023.

[Signature Page Follows]

CLASS A MEMBER – 100%

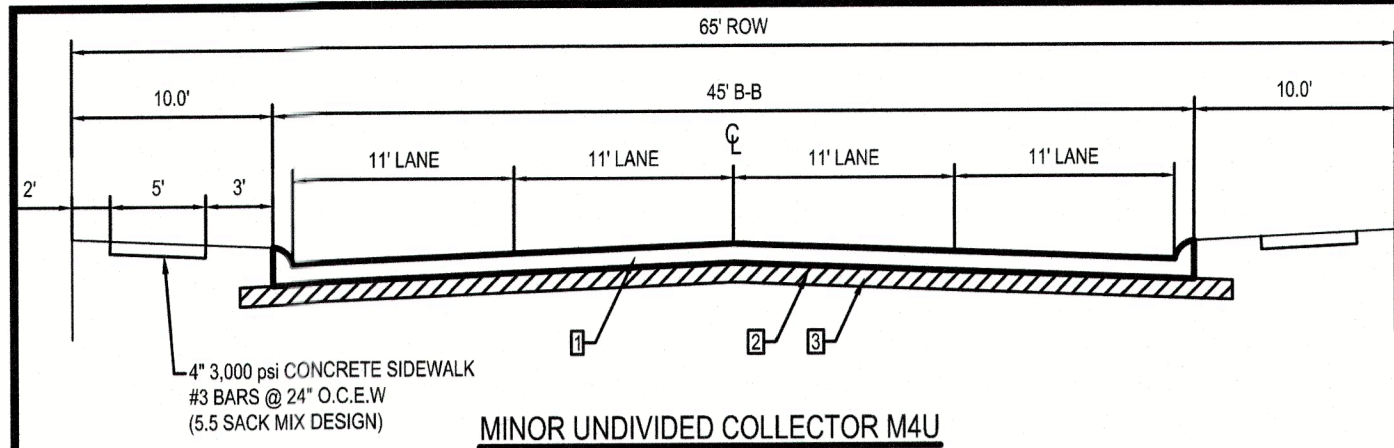

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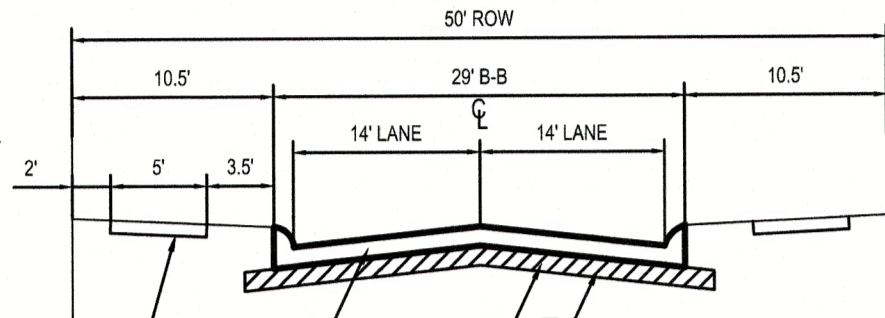
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By: 
Alyson S. DiBlasi, President



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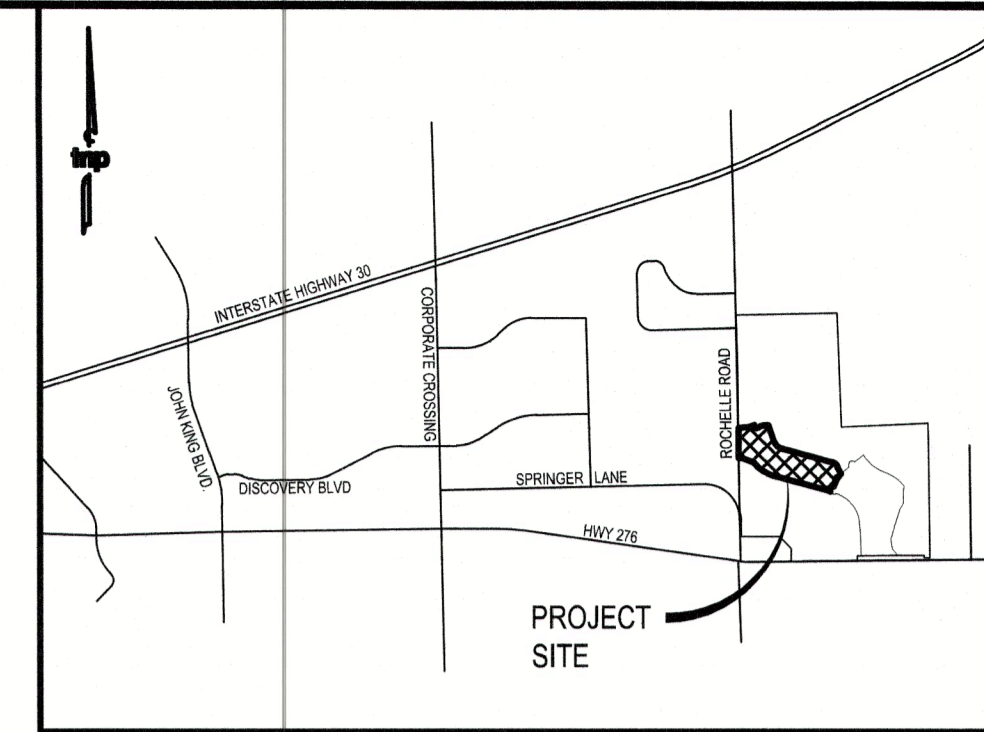
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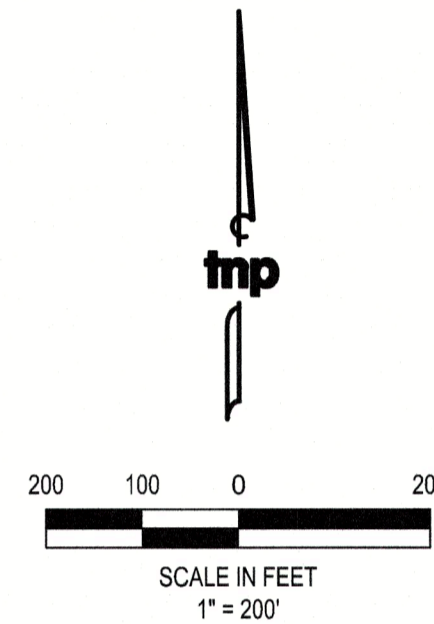
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C4	175.00'	48°28'11"	148.04'	S 50°44'31" E	143.67'
C5	508.14'	12°50'28"	113.89'	S 38°52'28" W	113.65'
C6	550.00'	1°42'58"	16.47'	N 60°46'54" W	16.47'
C7	500.00'	1°41'50"	14.81'	S 60°47'28" E	14.81'
C8	525.00'	8°24'09"	76.99'	S 23°06'02" W	76.92'
C9	75.00'	109°47'34"	143.72'	S 34°31'54" W	122.72'
C10	250.00'	17°18'14"	75.50'	N 66°19'29" W	75.22'
C11	775.00'	37°14'03"	503.64'	N 56°21'35" W	494.82'



VICINITY MAP
N.T.S.

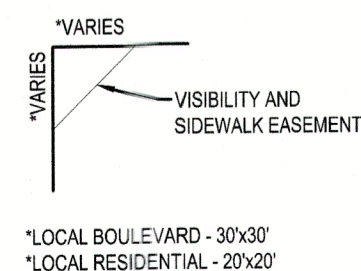


- LEGEND**
- NTS - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - INST. - INSTRUMENT
 - CAB. - CABINET
 - VOL. - VOLUME
 - NO. - NUMBER
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 - U.E. - UTILITY EASEMENT
 - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS
 - ROCKWALL COUNTY TEXAS
 - P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY TEXAS

NOTE: PER PD-78 ALL TYPE A LOTS W/MIN 32,670 SF (0.75 AC.) SHALL HAVE TEMPORARY OSSF THAT CONFORM TO TCEQ STANDARDS. SANITARY SEWER MAINS, LATERALS AND LOT SERVICES WILL BE PROVIDED DURING CONSTRUCTION OF PHASE 1 AS SHOWN. ALL LOTS WILL DISCONNECT FROM OSSF AND CONNECT TO LOT SERVICES WHEN FUTURE OFFSITE SANITARY SEWER IS MADE AVAILABLE.



COMPLIANCE WITH PD ORDINANCE 20-27		
	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	289 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 16,619 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 96 LOTS TYPE B: 170/289 = 59% OF TOTAL LOTS TYPE C: 23/289 = 8% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	0.94 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	119.5/307.18 = 38.9%



TYPICAL VISIBILITY AND SIDEWALK EASEMENT

PRELIMINARY PLAT

Discovery Lakes Phase 2

31 RESIDENTIAL LOTS
1,196,367 SQUARE FEET
27.465 ACRES GROSS
ZONED PD-78

BEING A PORTION OF A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NO. 100 AND THE ROBERT K. BRISCOE SURVEY, ABSTRACT NO. 16 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

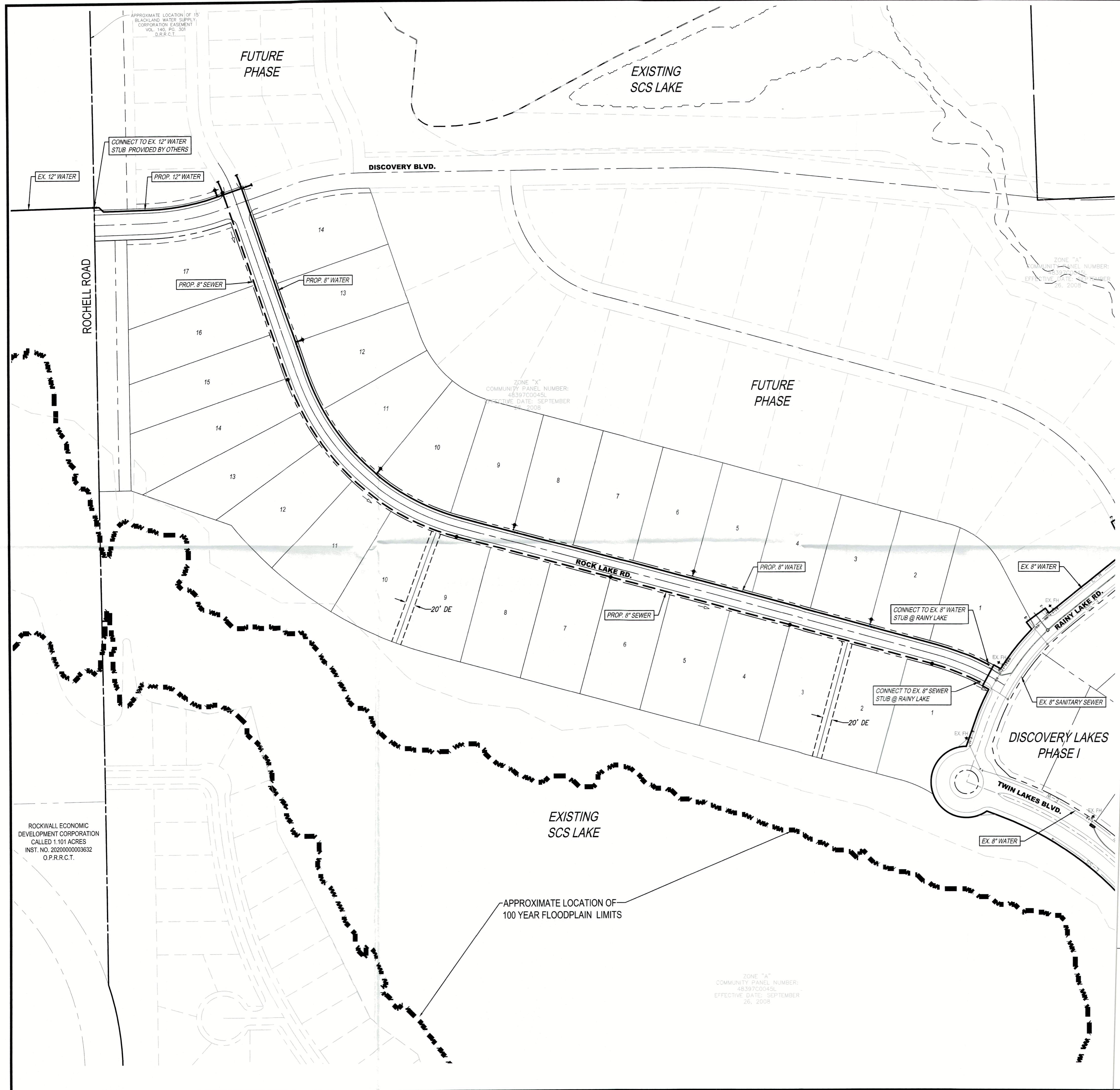


OWNER
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

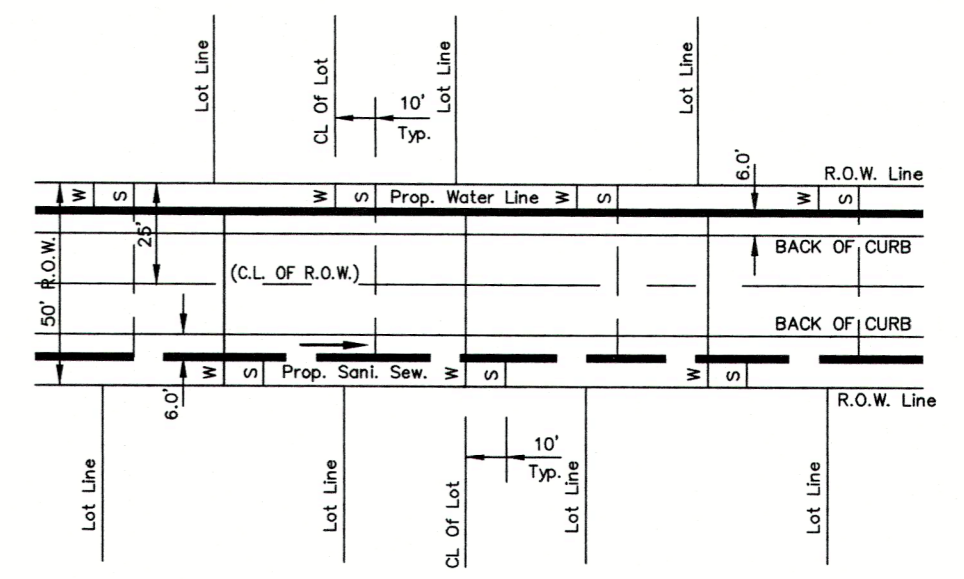
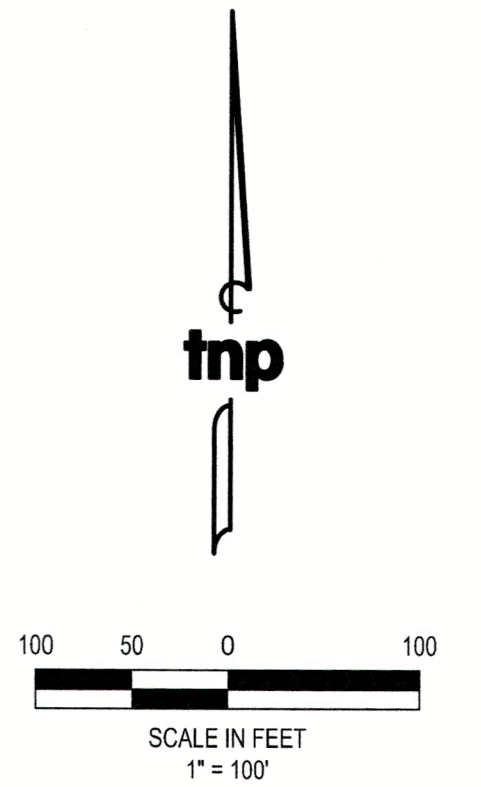
PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: GS9
Scale: 1"=200'
SHEET 1 of 1

ENGINEER
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

CASE NO. _____



NOTE: PER PD-78 ALL TYPE A LOTS W/ MIN 32,670 SF (0.75 AC.) SHALL HAVE TEMPORARY OSSF THAT CONFORM TO TCEQ STANDARDS. SANITARY SEWER MAINS, LATERALS AND LOT SERVICES WILL BE PROVIDED DURING CONSTRUCTION OF PHASE 1 AS SHOWN. ALL LOTS WILL DISCONNECT FROM OSSF AND CONNECT TO LOT SERVICES WHEN FUTURE OFFSITE SANITARY SEWER IS MADE AVAILABLE.



TYPICAL WATER & SEWER DETAIL
N.T.S.

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION CALLED 1.101 ACRES INST. NO. 2020000003632 O.P.R.R.C.T.

APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN LIMITS

ZONE "A" COMMUNITY PANEL NUMBER: 4839700048 EFFECTIVE DATE: SEPTEMBER 26, 2008

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

Preliminary Water & Sewer Plan
31 Residential Lots
Discovery Lakes Phase 2

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas

teague nall & perkins
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpsc.com

PROJECT INFORMATION
Project No.: SBD22499
Date: APRIL 14, 2023
Drawn By: TNP
Scale: 1"=100'

SHEET 1 of 1

CASE NO. P





CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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: May 15, 2023
APPLICANT: Cameron Slown; *Teague, Nall, & Perkins, Inc.*
CASE NUMBER: P2023-011; *Preliminary Plat for Phase 2 of the Discovery Lakes Subdivision*

SUMMARY

Consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Alberto Dal-Cin of Discovery Lakes, LLC for the approval of a Preliminary Plat for Phase 2 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 27.465-acre portion of a larger 174.5990-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) Single-Family 10 (SF-10) District land uses, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The purpose of the applicant's request is to Preliminary Plat a 27.465-acre tract of land (i.e. *Tract 1 of the M. E. Hawkins Survey, Abstract No. 100*) to show the future establishment of 31 *Type A* (i.e. *80' x 200'* or *32,670 SF minimum*) single-family residential lots (i.e. *Lots 1-17, Block A; Lots 1-14, Block B, Discovery Lakes Phase 2 Subdivision*). The proposed Preliminary Plat also lays out the necessary easements (e.g. *fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that in conjunction with the submittal of this Preliminary Plat, the applicant has also submitted a *Master Plat* (Case No. *P2023-010*) to amend the previously approved *Master Plat* (i.e. Case No. *P2020-039*)

- ☑ Background. The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20* (Case No. *A1998-002*). At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 5, 2005, the City Council approved *Ordinance No. 05-29* (Case No. *Z2005-021*) changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. On August 17, 2015, the zoning designation of the subject property was again changed by *Ordinance No. 15-24* (Case No. *Z2015-016*) from a Light Industrial (LI) District to Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. The City Council amended Planned Development District 78 (PD-78) on August 3, 2020 through the adoption of *Ordinance No. 20-27*. On November 2, 2020, the City Council approved a master plat (Case No. *P2020-039*) and preliminary plat (Case No. *P2020-040*) for the subject property. On November 15, 2021, the City Council approved a final plat (Case No. *P2021-053*) for a portion of the subject property being Phase 1 of the Discovery Lakes Subdivision.

- ☑ Parks Board. On May 2, 2023, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision.
 - (1) The property owner shall pay pro-rata equipment fees of \$9,603.80 (i.e. $\$309.80 \times 31$ Lots).
 - (2) The property owner shall pay cash-in-lieu of land fees of \$10,233.10 (i.e. $\$330.10 \times 31$ Lots).

- ☑ Conformance to the Subdivision Ordinance. 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*. Conditional approval of this *Preliminary Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Preliminary Plat* for Phase 2 of the *Discovery Lakes Subdivision* 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 *Preliminary Plat*; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this *Preliminary 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 9, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat 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.

P2023-011

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 (100+307.18*15=\$4707.70)
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹ (200+27.46*15=\$611.90)
- 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	none		
Subdivision	Discovery Lakes, Phase 2	Lot	Block
General Location	27.46 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-78	Current Use	None
Proposed Zoning	PD-78	Proposed Use	Single Family Residential
Acreage	27.46	Lots [Current]	1
		Lots [Proposed]	31

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	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Alberto Dal-Cin	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-7944	Phone	817-889-5050
E-Mail	roquesv@towergrouptx.com	E-Mail	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

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

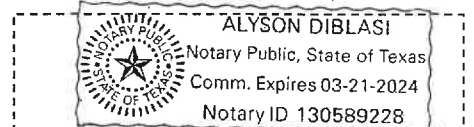
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$5,319.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of April, 20 23. By signing this 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 13th day of April, 20 23

Owner's Signature

Alberto Dal Cin
Alyson Diblasi

Notary Public in and for the State of Texas



My Commission Expires

03-21-2024



Case Number: P2023-011 Preliminary Plat for Discovery Lakes Phase 2



Case Location Map =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



**UNANIMOUS CONSENT OF
MAJORITY IN INTEREST OF THE CLASS A AND CLASS B MEMBERS
OF DISCOVERY LAKES, LLC**

The undersigned being all of the Majority in Interest of the Class A and Class B Members of Discovery Lakes, LLC, (the "Company"), hereby adopt the following resolution, which resolution shall have the force and effect as if adopted at a duly called meeting of the Members of the Company.

RESOLVED that the Majority in Interest of the Class A and Class B Members hereby appoint and elect Alberto Dal Cin as the Manager of the Company.

Executed as of this 13th day of March 2023.

[Signature Page Follows]

CLASS A MEMBER – 100%

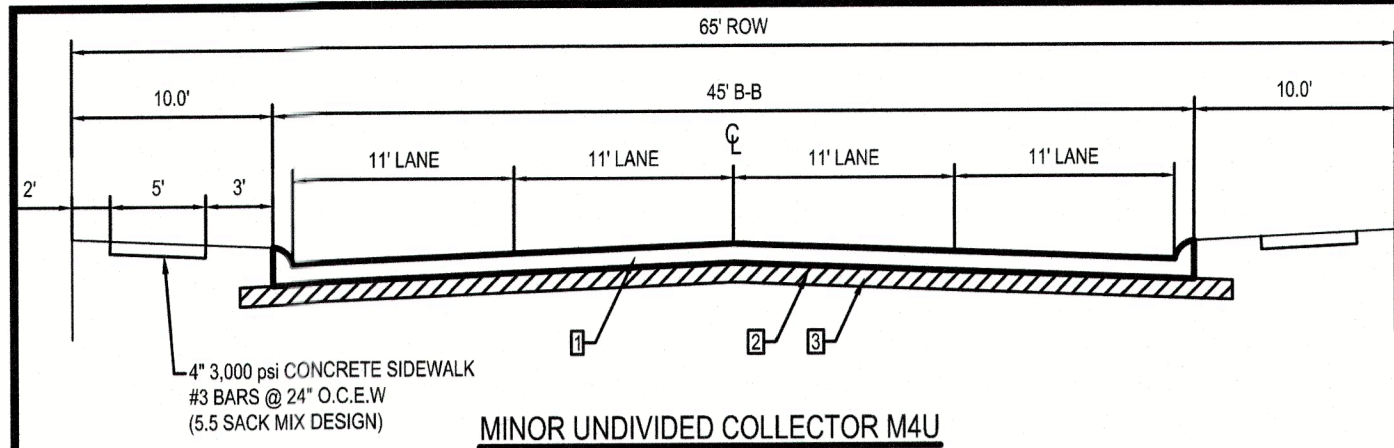

Alberto Dal Cin

MAJORITY IN INTEREST OF CLASS B MEMBERS

DFG, LP – 64.5%
a Texas limited partnership

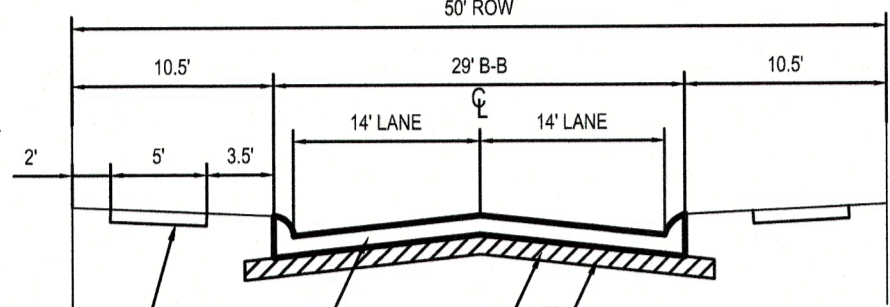
By: Wellington Retail, Inc.
Its General Partner

By: 
Alyson S. DiBlasi, President



MINOR UNDIVIDED COLLECTOR M4U

NOTES:
1. ALL CONSTRUCTION JOINTS & REBAR TO BE IN CONFORMANCE WITH THE CITY OF ROCKWALL SPECIFICATIONS AND STANDARDS.



LOCAL RESIDENTIAL SECTION

- 8\"/>

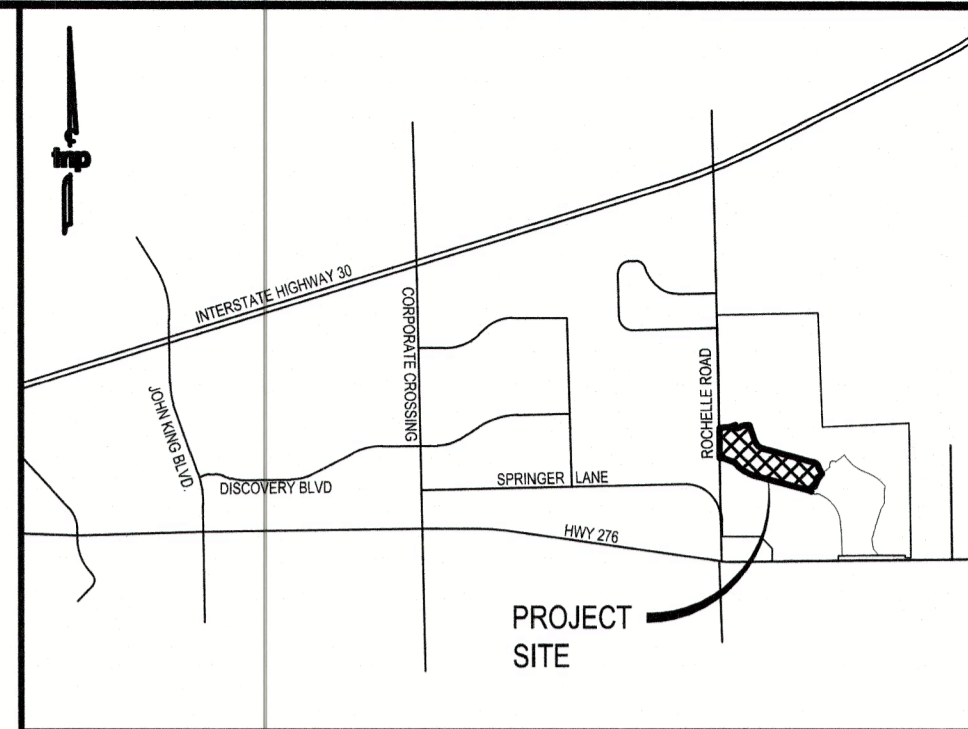
- 6\"/>

BOUNDARY LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°49'56\"/>	

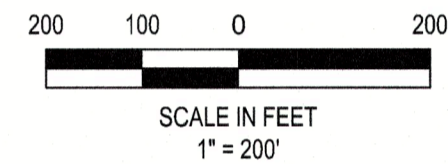
BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	467.50'	17°25'09\"/>			

CENTERLINE LINE TABLE		
LINE #	LENGTH	BEARING
L1	116.04'	S88°23'40\"/>

CENTERLINE CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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N.T.S.



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 - P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY TEXAS

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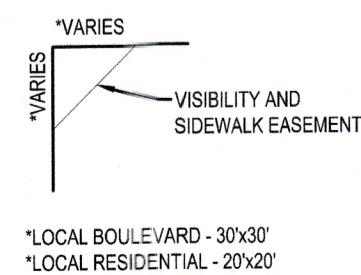
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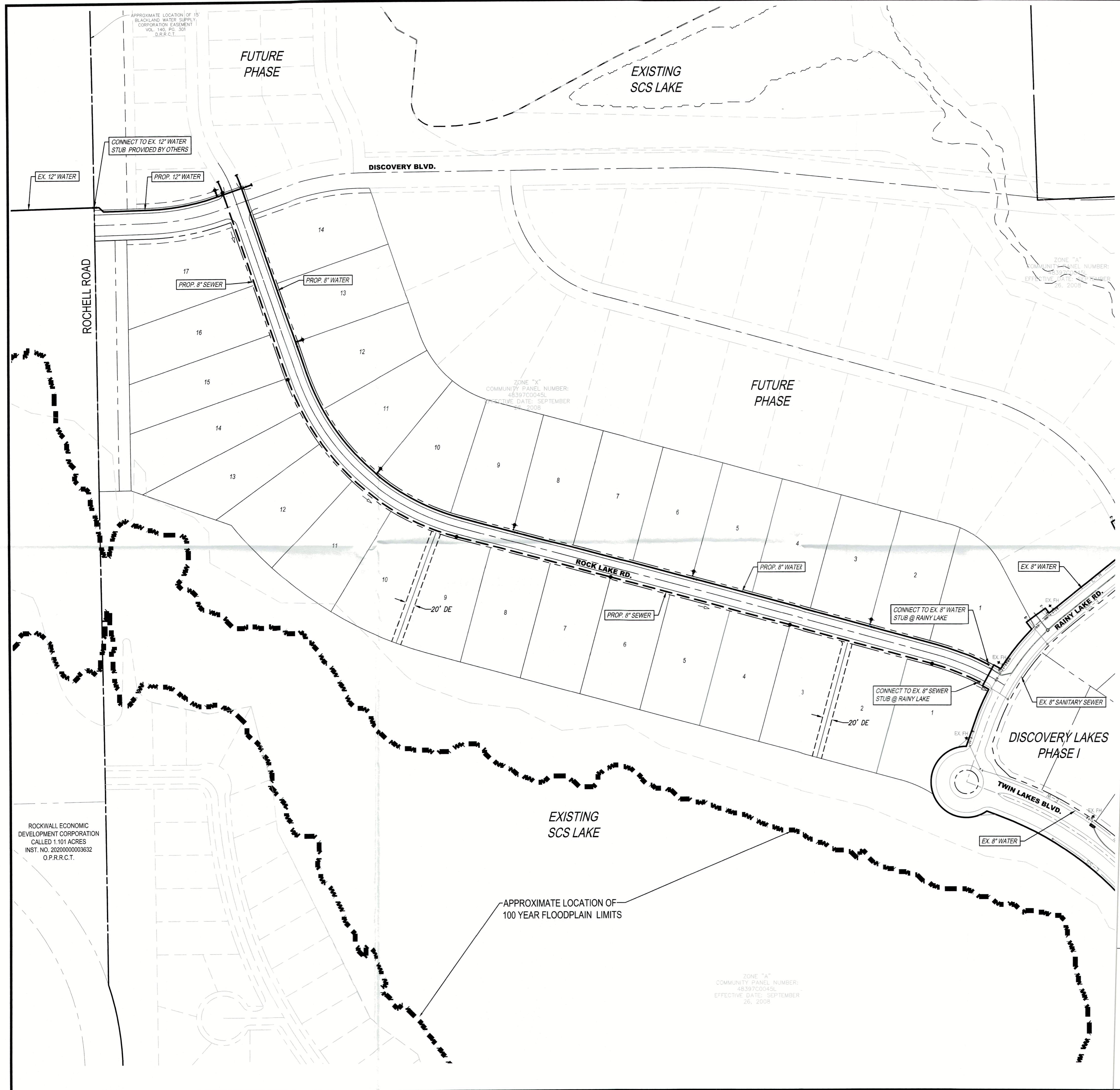
OWNER
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: GS9
Scale: 1\"/>

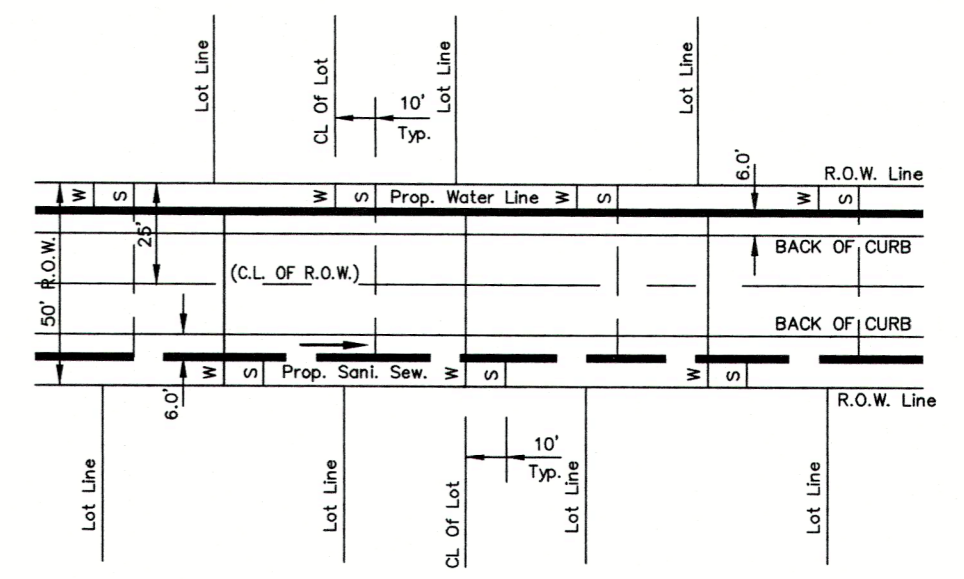
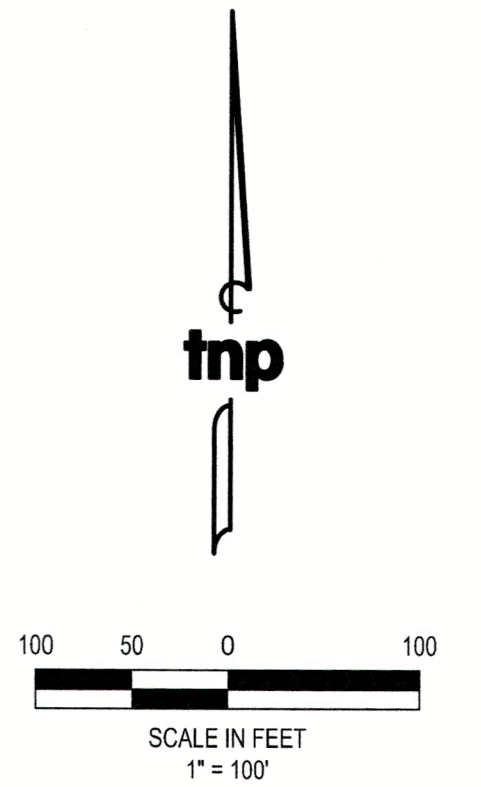
ENGINEER
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www.tnpsc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673



CASE NO. _____



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N.T.S.

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION CALLED 1.101 ACRES INST. NO. 2020000003632 O.P.R.R.C.T.

APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN LIMITS

ZONE "A" COMMUNITY PANEL NUMBER: 4839700048 EFFECTIVE DATE: SEPTEMBER 26, 2008

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

Preliminary Water & Sewer Plan
31 Residential Lots

Discovery Lakes Phase 2

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TBPE Registration No. F-230
www.tnpsc.com

PROJECT INFORMATION
Project No.: SBD22499
Date: APRIL 14, 2023
Drawn By: TNP
Scale: 1"=100'

SHEET 1 of 1

CASE NO. P





May 31, 2023

TO: Cameron Slown
Teague, Nall, & Perkins, Inc.
825 Watters Creek Boulevard, Suite M300
Allen, TX, 75013

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

SUBJECT: P2023-011; *Preliminary Plat for Discovery Lakes Phase 2*

Cameron Slown:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 15, 2023. 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) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) 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 9, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat by a vote of 7-0.

City Council

On May 15, 2023, the City Council approved a motion to approve the Preliminary Plat by a vote of 6-0.

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a faint, larger version of the same signature.

Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department