



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

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

CITY COUNCIL READING #1

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. _____

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 Northwest corner of FM 3549 & I-30

SUBDIVISION Rockwall Commercial LOT 1, 1R, 1 BLOCK A,B,C

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Mixed-Use

ACREAGE 67.475 LOTS [CURRENT] 3 LOTS [PROPOSED] 13 total

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

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

OWNER Rockwall 549/I-30 PARTNERS LP / CONVEYOR I-30 PARTNERS LP

APPLICANT Winkelmann & Associates, Inc.

CONTACT PERSON JAMES J. MELINO

CONTACT PERSON Will Winkelmann

ADDRESS 8750 N. CENTRAL EXPRESSWAY SUITE 1735

ADDRESS 6750 Hillcrest Plaza Dr. Suite 215

CITY, STATE & ZIP DALLAS, TX 75231

CITY, STATE & ZIP Dallas, TX 75230

PHONE 214-532-3924

PHONE 214-549-7296

E-MAIL jim@CAMBRIDGE COS. COM

E-MAIL will@winkelmann.com

NOTARY VERIFICATION [REQUIRED]

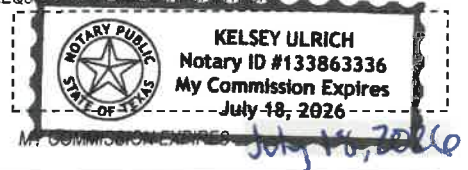
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James J. Melino, Authorized Representative of [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: Rockwall 549/I-30 Partners, L.P. and Conveyor/I-30 Partners, L.P.

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF September, 2024. 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 4th DAY OF September, 2024.

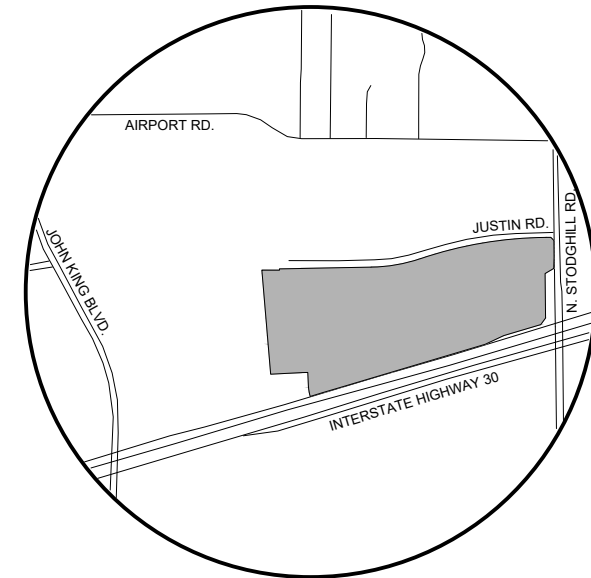
OWNER'S SIGNATURE *James J. Melino*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *Kelsey Ulrich*

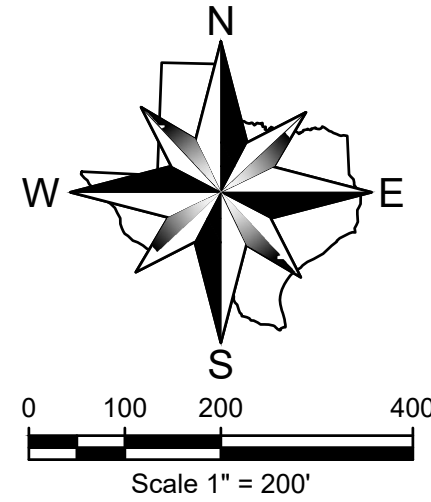


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B. L.	Building Line



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

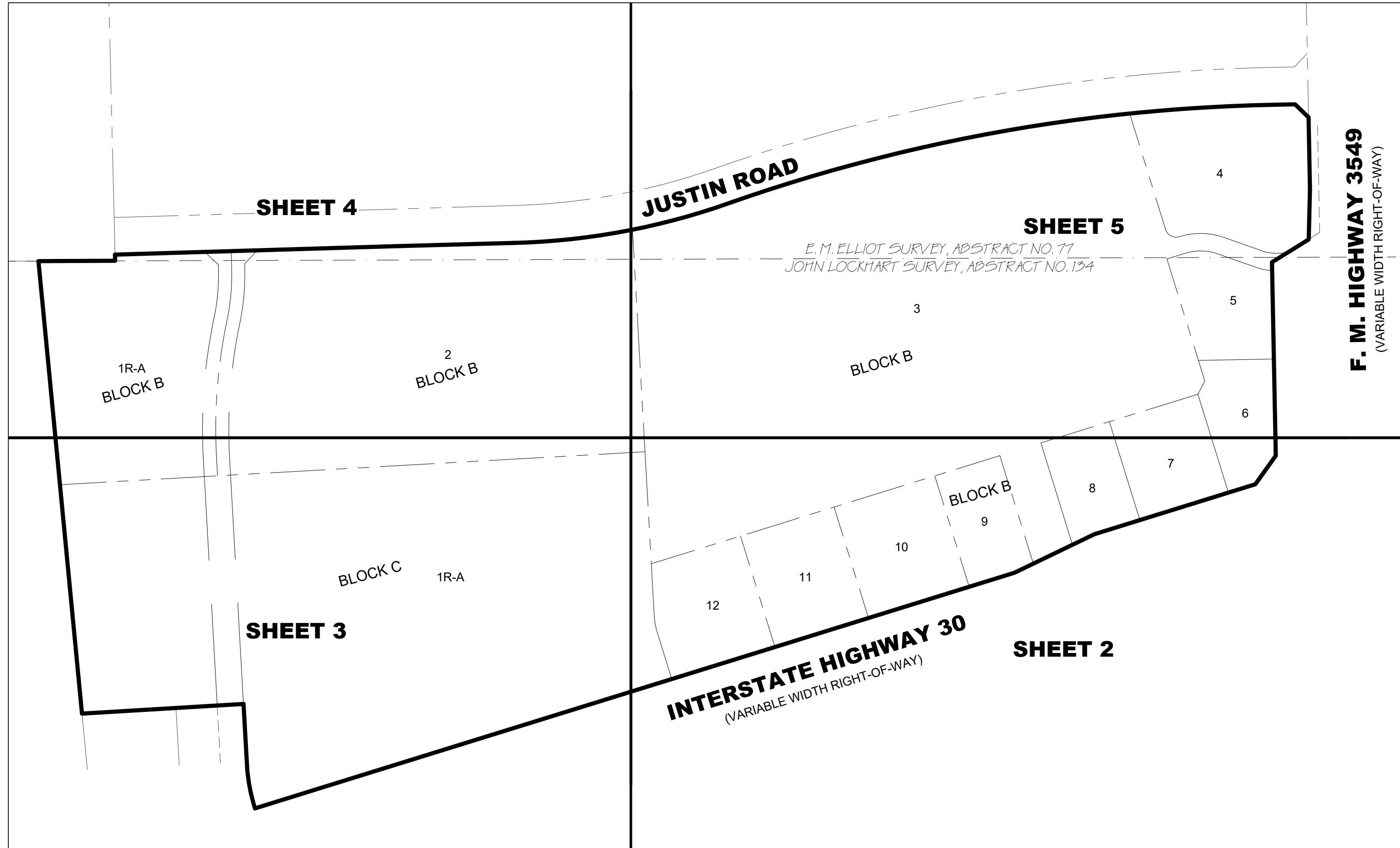
- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

AREA TABLE (Block C)

LOT	BLOCK	SQ. FT.	ACRES
1R-A	C	812,984	18.664

AREA TABLE (Block B)

LOT	BLOCK	SQ. FT.	ACRES
1R-A	B	202,072	4.639
2	B	475,849	10.924
3	B	931,170	21.377
4	B	112,195	2.576
5	B	47,623	1.093
6	B	41,949	0.963
7	B	49,695	1.141
8	B	38,656	0.887
9	B	41,025	0.942
10	B	63,738	1.463
11	B	59,199	1.359
12	B	63,076	1.448



KEY MAP
Scale 1" = 200'

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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Suite 215
Dallas, Texas 75230
(972) 490-7090

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James (Jim) Melino

DEVELOPER
IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228
(512) 492-2536
Jeannie De Fazio

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A,
BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S
INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1,
BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN
CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
ABSTRACT NO. 134
CITY PROJECT NO. _____

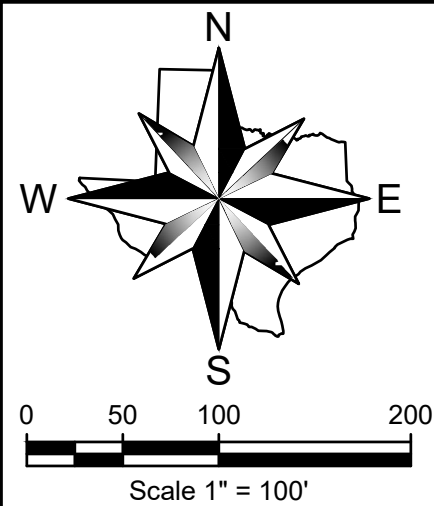
Date : 09.11.24
Scale : 1" = 200'
File : 63406.00-PPLT
Project No : 63406.00

SHEET
1
OF
6

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
67.476 ACRES

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN
LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS
IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228

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DALLAS, TEXAS 75230
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(972) 490-7099 FAX
Texas Engineers Registration No. 89 09024
Texas Surveyors Registration No. 100000004
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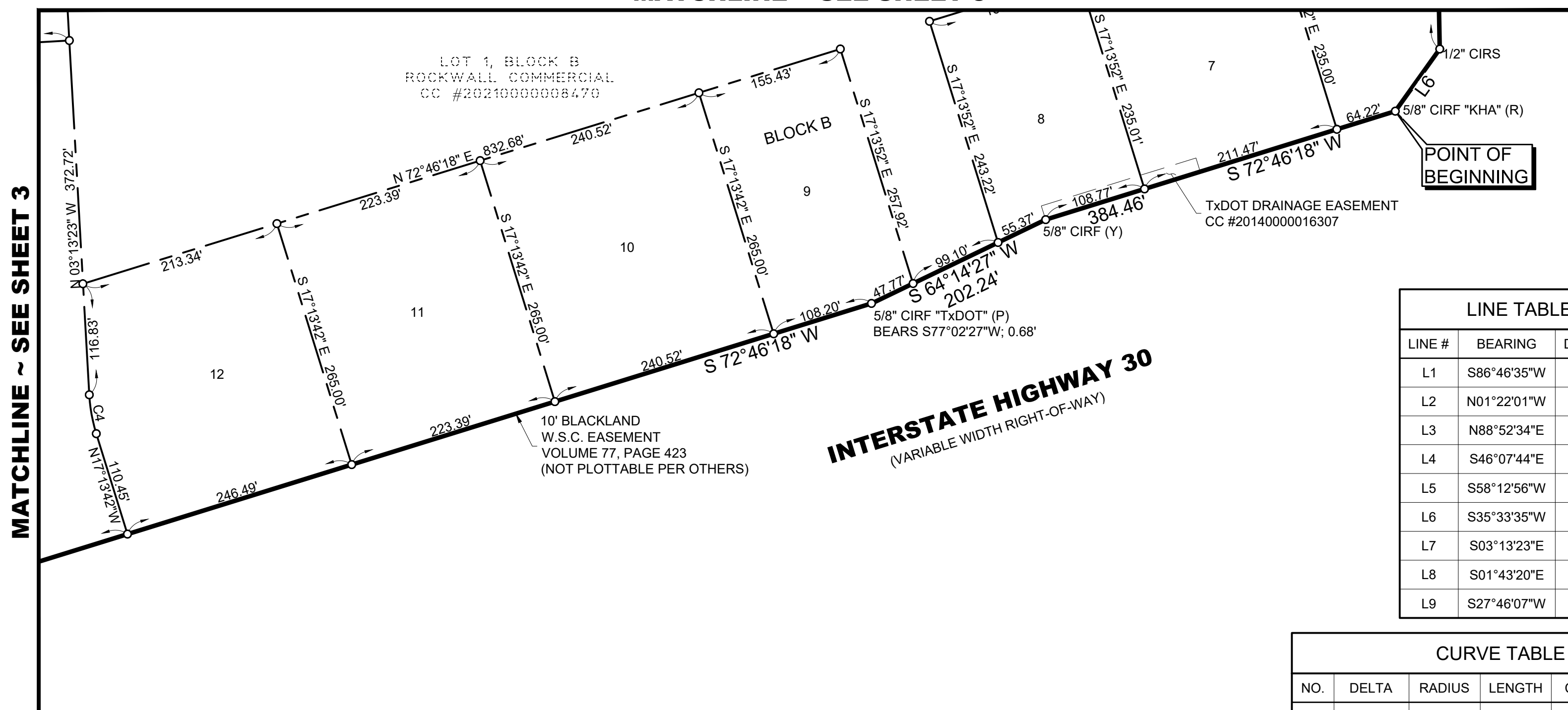
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SHEET
2
OF
6

MATCHLINE ~ SEE SHEET 5



LINE #	BEARING	DISTANCE
L1	S86°46'35"W	60.17'
L2	N01°22'01"W	14.03'
L3	N88°52'34"E	49.83'
L4	S46°07'44"E	42.83'
L5	S58°12'56"W	98.69'
L6	S35°33'35"W	80.25'
L7	S03°13'23"E	39.51'
L8	S01°43'20"E	39.59'
L9	S27°46'07"W	33.94'

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°52'54"	397.84'	96.39'	96.15'	S10°51'14"E
C2	15°08'20"	1,199.92'	317.05'	316.12'	S04°20'47"W
C3	13°38'17"	500.00'	119.01'	118.73'	N05°05'49"E
C4	14°00'30"	170.00'	41.56'	41.46'	S10°13'37"E
C8	22°56'19"	130.00'	52.05'	51.70'	S88°46'59"E
C9	36°58'01"	160.00'	103.23'	101.45'	N89°05'33"W
C10	90°20'41"	25.00'	39.42'	35.46'	S62°24'13"E
C11	9°17'14"	170.00'	27.56'	27.53'	S81°06'54"E
C12	36°37'20"	120.00'	76.70'	75.40'	N88°55'13"W

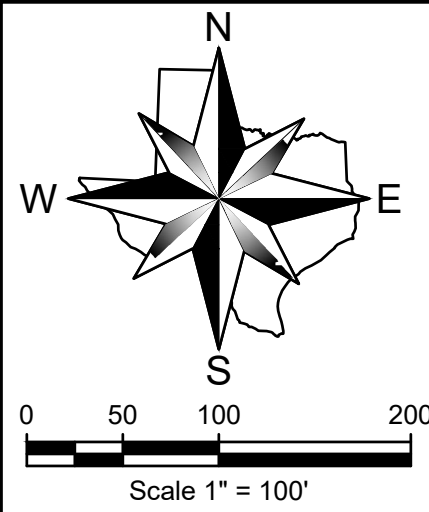
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According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.
 Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
 This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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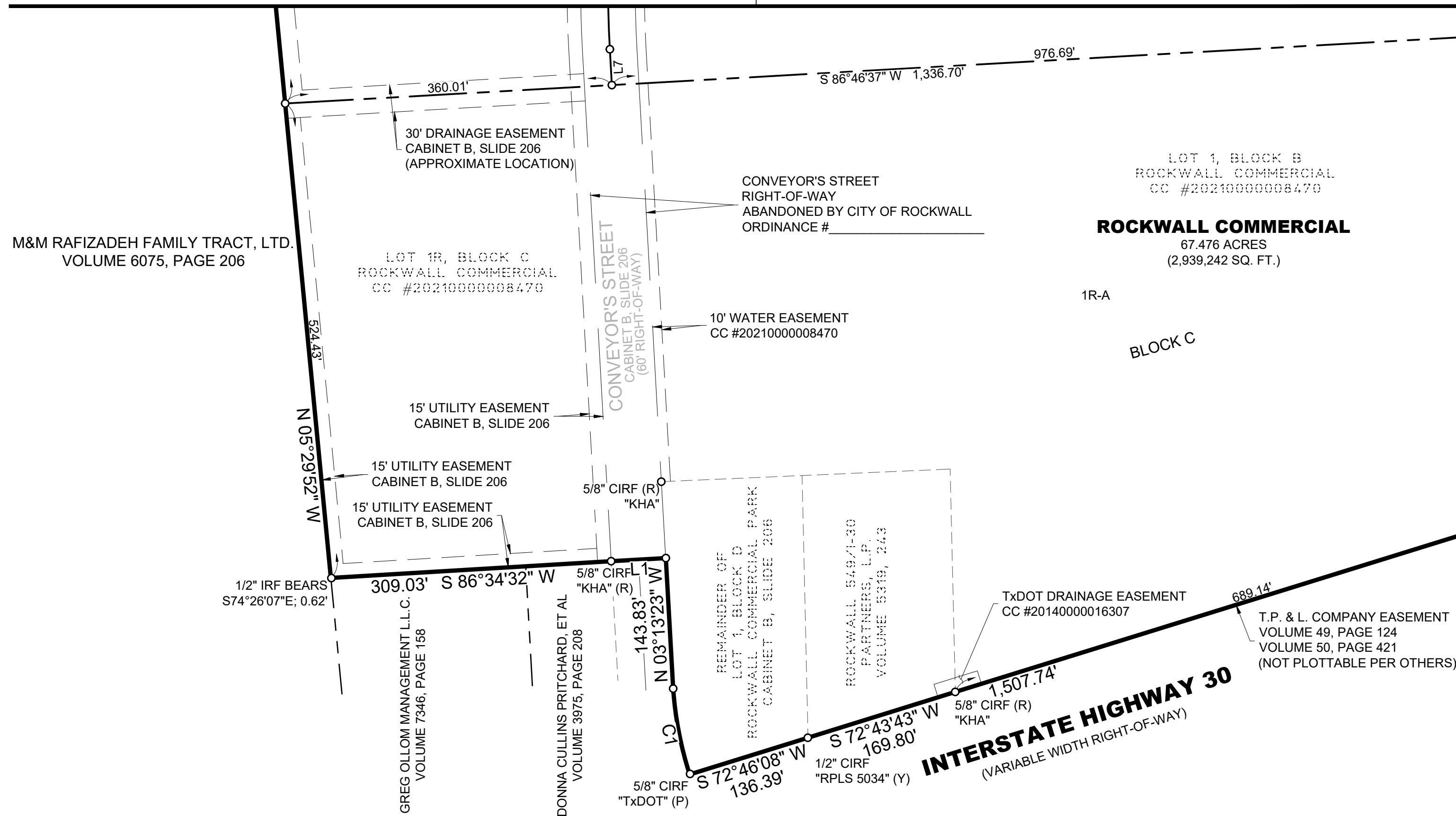
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MATCHLINE ~ SEE SHEET 4



MATCHLINE ~ SEE SHEET 2

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 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
 67.476 ACRES

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SHEET
3
OF
6

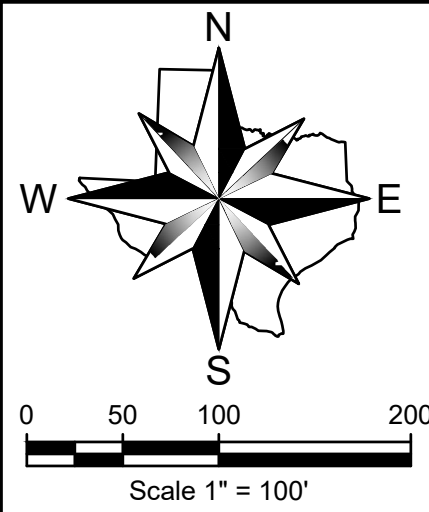
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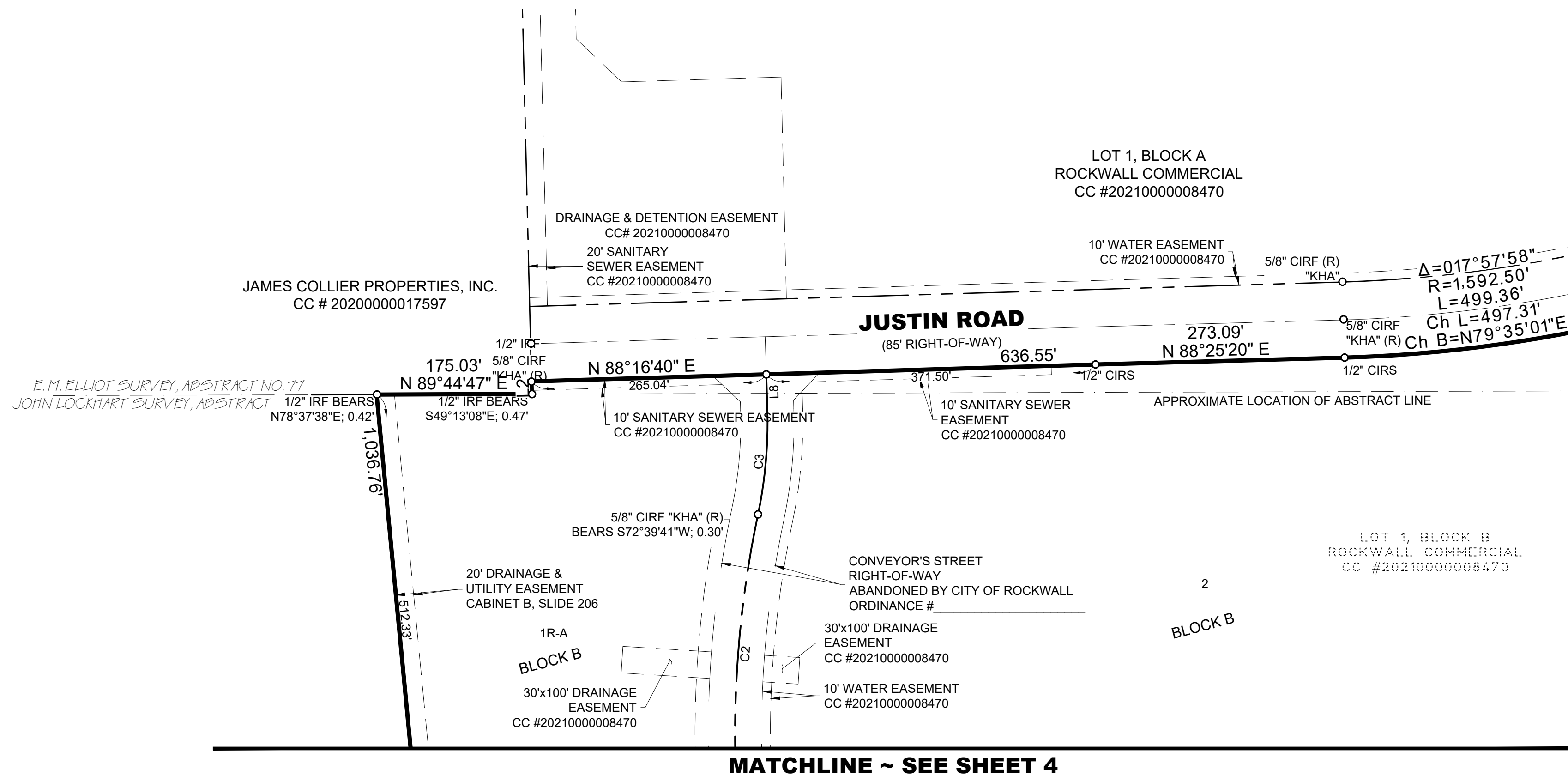
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MATCHLINE ~ SEE SHEET 5

MATCHLINE ~ SEE SHEET 4

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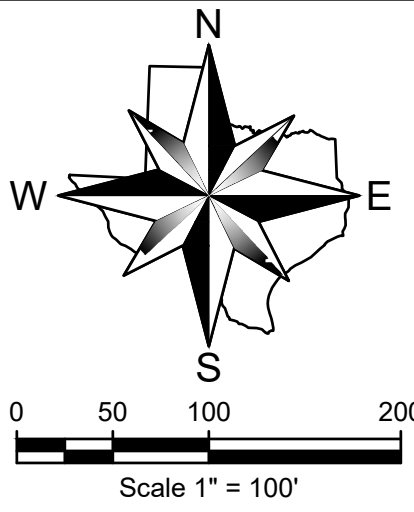
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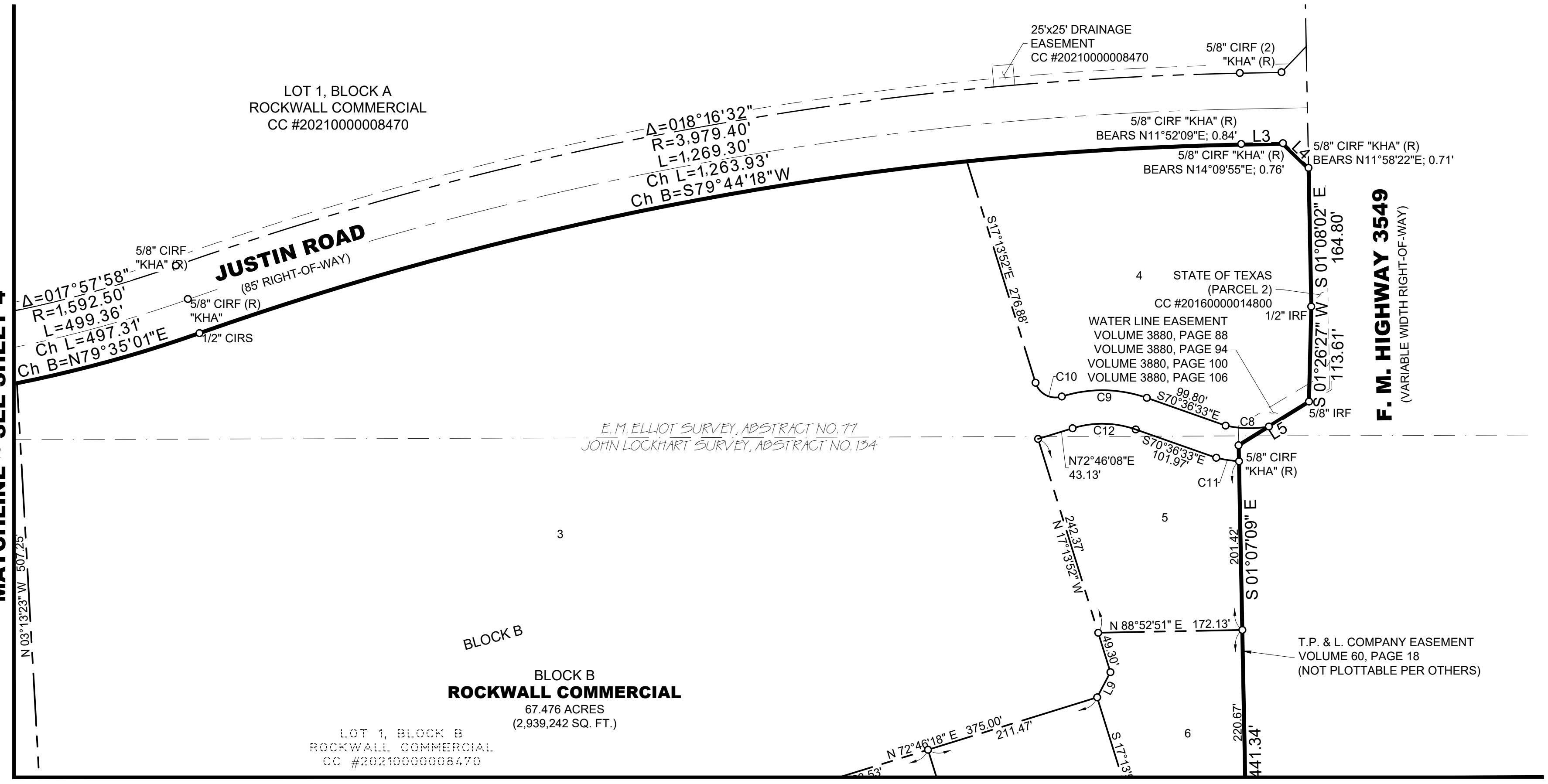
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ENGINEER/SURVEYOR
 Winkelmann & Assoc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 (972) 490-7090

OWNERS
 Rockwall 549/I-30 partners, LP & Conveyor I-30 Partners, L.P.
 8750 N. Central Expressway,
 Suite 1735
 Dallas, Texas 75231
 (214) 532-3924
 James (Jim) Melino

DEVELOPER
 IKEA PROPERTY INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19228
 (512) 492-2536
 Jeannie De Fazio

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
 BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20210000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
 ROCKWALL, ROCKWALL COUNTY, TEXAS
 67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 CITY PROJECT NO. _____

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, 8th & Main, LLC, are the sole owner of a tract of land situated in the E. M. ELLIOT SURVEY, ABSTRACT NO. 77 and the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1R, Block C, and Lot 1, Block B, Rockwall Commercial Park, as recorded in County Clerk's Instrument No. 2021000008470, and a portion of Lot 1, Block D, Rockwall Commercial Park as recorded in Cabinet B, Slide 206, Plat Records, Rockwall County, Texas, and being all of Conveyor's Street as abandoned by City of Rockwall Ordinance No. _____, and being more particularly described as follows;

BEGINNING at a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner at the Southwest end of a corner clip at the intersection of the West right-of-way of F. M. Highway 3549, a variable width right-of-way, with the Northwest right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE along the Northwest right-of-way of said Interstate Highway 30 and the Southeast lines of said Lot 1, Block B, the following courses and distances;

South 72 degrees 46 minutes 18 seconds West, a distance of 384.46 feet to a 5/8-inch iron rod with a yellow plastic cap found for corner;

South 64 degrees 14 minutes 27 seconds West, a distance of 202.24 feet to a point for corner from which a 5/8-inch iron rod with a pink plastic cap stamped TxDOT (Texas Department of Transportation) found which bears South 77 degrees 02 minutes 27 seconds West, 0.68 feet;

South 72 degrees 46 minutes 18 seconds West, a distance of 1,507.74 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southeast corner of said Lot 1, Block D;

THENCE South 72 degrees 43 minutes 43 seconds West, along the South line of said Lot 1, Block D, a distance of 169.80 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE South 72 degrees 46 minutes 08 seconds West, continuing along the South line of said Lot 1, Block D, a distance of 136.39 feet to a 5/8-inch iron rod with a pink plastic cap stamped TxDOT found for the Southwest corner of said Lot 1, Block D, on the East right-of-way of Conveyor's Street, a 60-foot right-of-way, said iron rod being the beginning of a non-tangent curve to the right having a radius of 397.84, a central angle of 13 degrees 52 minutes 54 seconds, a chord bearing of North 10 degrees 51 minutes 14 seconds West, and a chord length of 96.15 feet;

THENCE along said non-tangent curve to the right, an arc distance of 93.39 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 03 degrees 13 minutes 23 seconds West, along the East right-of-way of said Conveyor's Street and the West line of said Lot 1, Block D, a distance of 143.83 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said right-of-way abandonment;

THENCE South 86 degrees 46 minutes 35 seconds West, along the South line of said right-of-way abandonment, a distance of 60.17 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of said right-of-way abandonment and the Southeast corner of said Lot 1R, Block C;

THENCE South 86 degrees 34 minutes 32 seconds West, along the South line of said Lot 1R, Block C, a distance of 309.03 feet to a point for the Southwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears South 74 degrees 26 minutes 07 seconds East, 0.62 feet;

THENCE North 05 degrees 29 minutes 52 seconds West, along the West line of said Lot 1R, Block C, a distance of 1,036.76 feet to a point for the Northwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears North 78 degrees 37 minutes 38 seconds East, 0.42 feet;

THENCE North 89 degrees 44 minutes 47 seconds East, along the North line of said Lot 1R, Block C, a distance of 175.03 feet to a point for corner from which a 1/2-inch iron rod found bears South 49 degrees 13 minutes 08 seconds East, 0.47 feet;

THENCE North 01 degrees 22 minutes 01 seconds West, along the Northerly West line of said Lot 1R, Block C, a distance of 14.03 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of Justin Road, an 85-foot right-of-way, as dedicated by said plat of Rockwall Commercial;

THENCE along the South right-of-way of said Justin Road, the following courses and distances;

North 88 degrees 16 minutes 40 seconds East, a distance of 636.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 88 degrees 25 minutes 20 seconds East, a distance of 273.09 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 1,592.50 feet, a central angle of 17 degrees 57 minutes 58 seconds, a chord bearing of North 79 degrees 35 minutes 01 seconds East, and a chord length of 497.31 feet;

Along said curve to the left, an arc distance of 499.36 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 3,979.40 feet, a central angle of 18 degrees 16 minutes 32 seconds, a chord bearing of North 79 degrees 44 minutes 18 seconds East, and a chord length of 1,263.93;

Along said curve to the right, an arc distance of 1,269.30 feet to a point for corner from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 52 minutes 09 seconds East, 0.84 feet;

North 88 degrees 52 minutes 34 seconds East, a distance of 49.83 feet to a point for corner at the Northwest end of a corner clip at the intersection of the South right-of-way of said Justin Road with the West right-of-way of said F. M. 3549 from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 14 degrees 09 minutes 55 seconds East, 0.76 feet;

THENCE South 46 degrees 07 minutes 44 seconds East, along said corner clip, a distance of 42.83 feet to a point for corner at the Southeast end of said corner clip from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 58 minutes 22 seconds East, 0.71 feet;

THENCE along the West right-of-way of said F. M. 3549, the following courses and distance;

South 01 degrees 08 minutes 02 seconds East, a distance of 164.80 feet to a 1/2-inch iron rod found;

South 01 degrees 26 minutes 27 seconds West, a distance of 113.61 feet found for corner;

South 58 degrees 12 minutes 56 seconds West, a distance of 98.69 feet to a 5/8-inch iron rod with a red plastic cap

stamped "KHA" found for corner;

South 01 degrees 07 minutes 09 seconds East, a distance of 441.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner at the Northeast end of a corner clip at the intersection of the West right-of-way of said F. M. Highway 3549 with the Northwest right-of-way of said Interstate Highway 30;

THENCE South 35 degrees 33 minutes 35 seconds West, along said corner clip, a distance of 80.25 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2,939,242 square feet or 67.476 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of April, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCKWALL COMMERCIAL** 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 ROCKWALL COMMERCIAL 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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.

PROPERTY OWNER SIGNATURE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My commission expires

SURVEYOR'S CERTIFICATION

That I, Leonard J. Lueker, 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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2024.

Notary Public in and for the State of Texas.

APPROVED: I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2024.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A,
BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S
INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1,
BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN
CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
ABSTRACT NO. 134
CITY PROJECT NO. _____



E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN
LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
67.476 ACRES

Date : 08.11.24

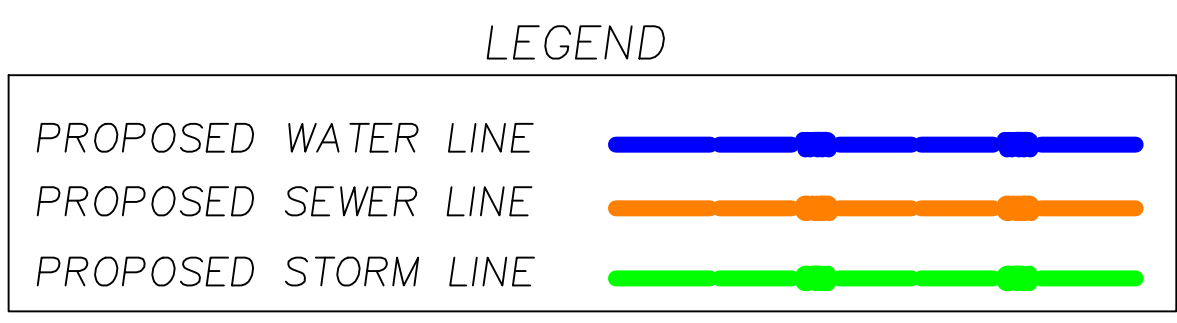
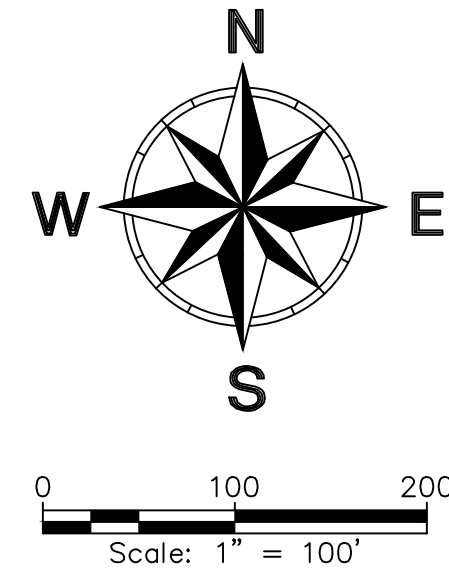
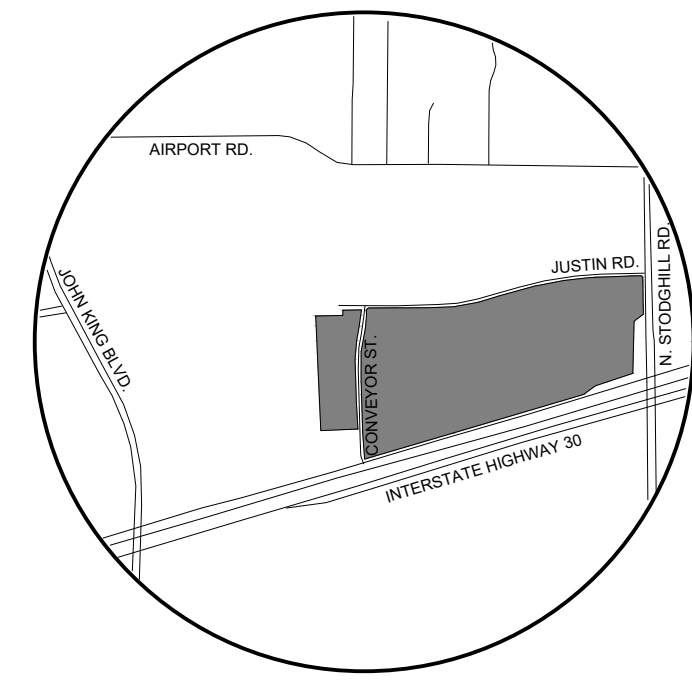
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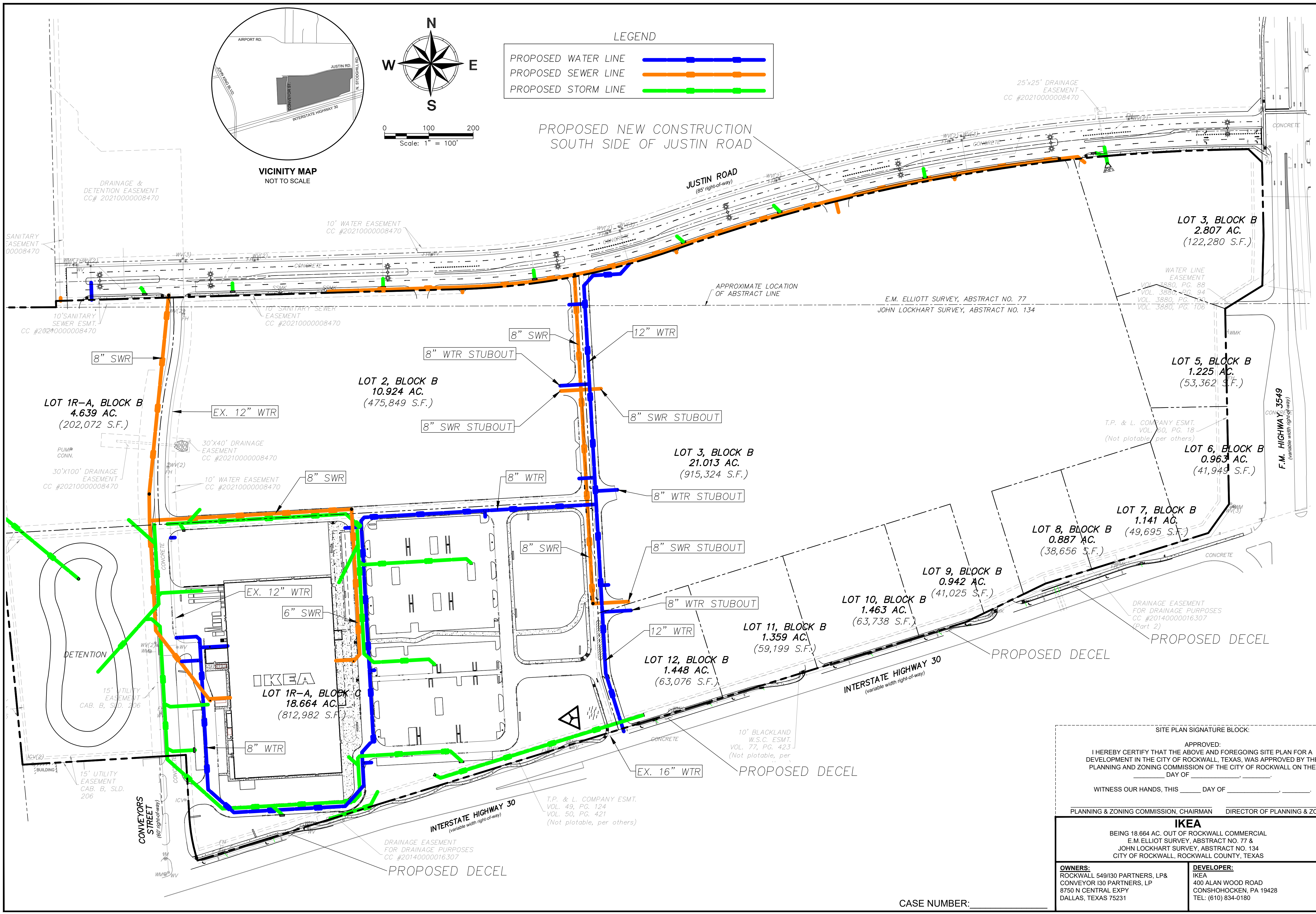
Project No. : 63406.00

SHEET

6
of
6



PROPOSED NEW CONSTRUCTION SOUTH SIDE OF JUSTIN ROAD



SITE PLAN SIGNATURE BLOCK:

APPROVED: _____
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

IKEA
 BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
 ROCKWALL 549/130 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP
 8750 N CENTRAL EXPY
 DALLAS, TEXAS 75231

DEVELOPER:
 IKEA
 400 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19428
 TEL: (610) 834-0180

CASE NUMBER: _____

<p>CIVIL ENGINEER: Winkelmann & Associates, Inc. <small>CONSULTING CIVIL ENGINEERS & SURVEYORS 6750 HILGREET PLAZA DR., SUITE 215 FORT WORTH, TEXAS 76116 Phone: (817) 490-7090 Fax: (817) 490-7099 State Surveyors Registration No. 107866-00 Contractor Registration No. 107866-00 Contractor Registration No. 107866-00</small></p>	No.	1.	DATE	APPROVED
	2.	2.		
	3.	3.		
	4.	4.		
	5.	5.		
	6.	6.		

10-01-2024

PRELIMINARY UTILITY PLAN
 NWC OF I-30 & STODGILL RD.
 ROCKWALL, TEXAS 75087

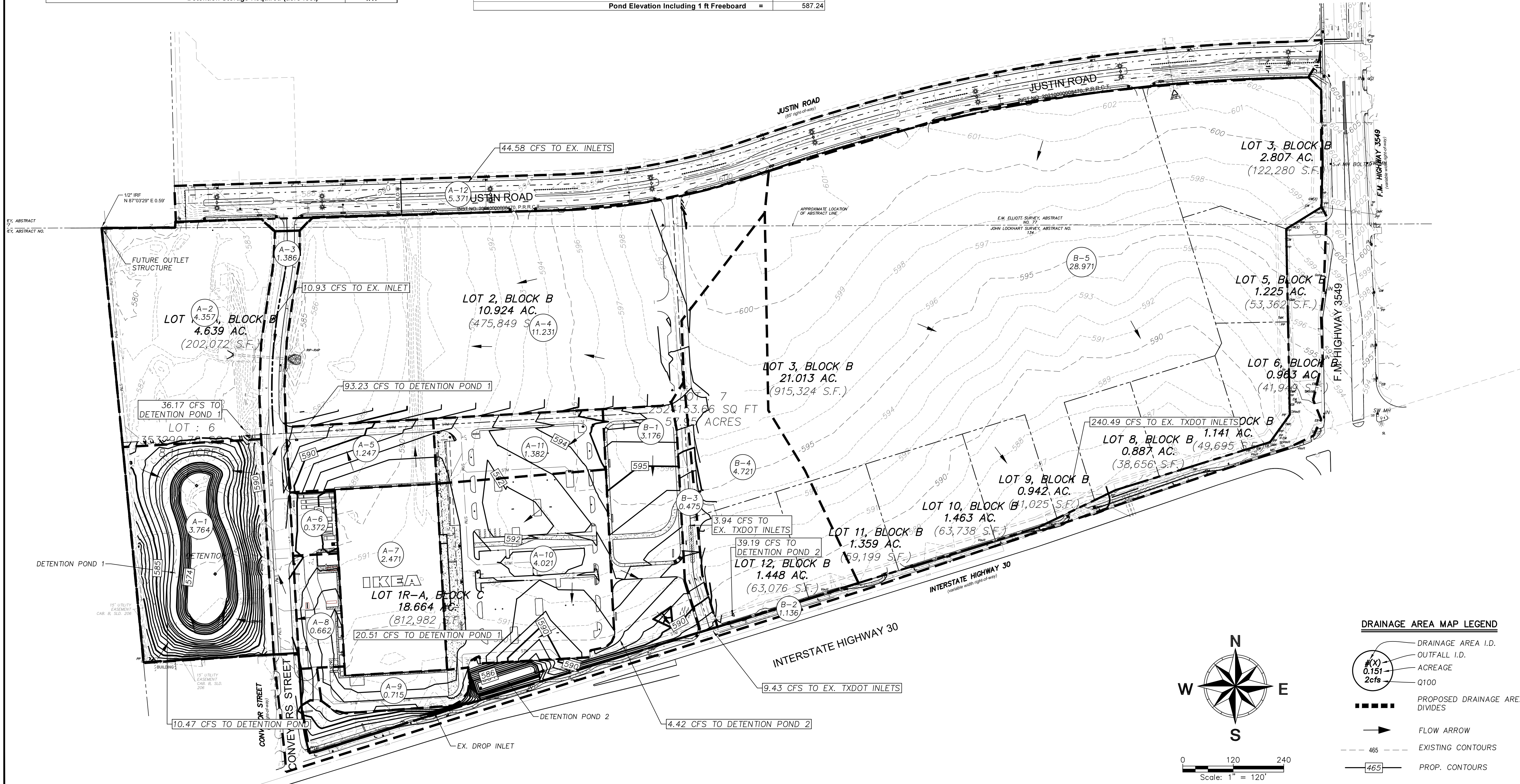
DETENTION POND 1

DETENTION POND CALCULATIONS Table 1				Storm Event	Existing Flow Rate	ISWM Rainfall Data	
MIN	I-100YR	C*	TOTAL AREA (ac)	100 Year	71.15 cfs	e	0.75652
				TOTAL CFS	TOTAL FLOW	OUTFLOW	STORAGE
5	11.10	0.83	28.83	265.14	79543	21344	58199
10	9.22	0.83	28.83	220.26	132159	42687	89472
15	7.95	0.83	28.83	189.81	170827	53359	117468
20	7.02	0.83	28.83	167.62	201147	64031	137117
30	5.75	0.83	28.83	137.20	246967	85374	161593
40	4.90	0.83	28.83	117.13	281113	106718	174395
50	4.30	0.83	28.83	102.77	308321	128061	180260
60	3.85	0.83	28.83	91.93	330963	149405	181559
120	2.45	0.83	28.83	58.40	420450	277466	142985
180	1.84	0.83	28.83	44.06	475853	405527	70326
360	1.12	0.83	28.83	26.77	578127	789710	-211583
720	0.67	0.83	28.83	16.05	693576	1558076	-864500
1440	0.40	0.83	28.83	9.57	826637	3094808	-2268170
				Detention Storage Required (cubic feet)	=	181,559	
				Detention Storage Required (acre feet)	=	4.17	

DETENTION POND 2

DETENTION POND CALCULATIONS Table 1				Storm Event	Existing Flow Rate	ISWM Rainfall Data	
MIN	I-100YR	C*	TOTAL AREA (ac)	100 Year	23 cfs	e	0.75652
				TOTAL CFS	TOTAL FLOW	OUTFLOW	STORAGE
5	11.10	0.76	4.81	40.62	12187	6900	5287
10	9.22	0.76	4.81	33.75	20249	13800	6449
15	7.95	0.76	4.81	29.08	26174	17250	8924
20	7.02	0.76	4.81	25.68	30820	20700	10120
30	5.75	0.76	4.81	21.02	37840	27600	10240
40	4.90	0.76	4.81	17.95	43072	34500	8572
50	4.30	0.76	4.81	15.75	47241	41400	5841
60	3.85	0.76	4.81	14.09	50710	48300	2410
120	2.45	0.76	4.81	8.95	64421	89700	-25279
180	1.84	0.76	4.81	6.75	72910	131100	-58190
360	1.12	0.76	4.81	4.10	88580	255300	-166720
720	0.67	0.76	4.81	2.46	106269	503700	-397431
1440	0.40	0.76	4.81	1.47	126657	1000500	-873843
				Detention Storage Required (cubic feet)	=	10,240	
				Detention Storage Required (acre feet)	=	0.24	
				100 Year Water Surface Elevation	=	586.24	
				Pond Elevation Including 1 ft Freeboard	=	587.24	

I.D. NO.	AREA (AC.)	Tc (MIN)	PROPOSED DRAINAGE FLOW CALCULATIONS												COMMENTS
			5-YEAR				25-YEAR				100-YEAR				
			C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	
A-1	3.764	15.0	0.35	1.00	4.97	6.55	0.35	1.00	6.51	8.57	0.35	1.00	7.95	10.47	DETENTION POND 1
A-2	4.357	10.0	0.90	1.00	5.85	22.96	0.90	1.00	7.59	29.74	0.90	1.00	9.22	36.17	INLET A-2
A-3	1.386	10.0	0.90	1.00	5.85	7.30	0.90	1.00	7.59	9.46	0.90	1.00	9.22	11.51	EX. INLET
A-4	11.231	10.0	0.90	1.00	5.85	59.17	0.90	1.00	7.59	76.67	0.90	1.00	9.22	93.23	INLET A-4
A-5	1.247	10.0	0.90	1.00	5.85	6.57	0.90	1.00	7.59	8.51	0.90	1.00	9.22	10.35	INLET A-5
A-6	0.372	10.0	0.90	1.00	5.85	1.96	0.90	1.00	7.59	2.54	0.90	1.00	9.22	3.09	INLET A-6
A-7	2.471	15.0	0.35	1.00	4.97	4.30	0.35	1.00	6.51	5.63	0.35	1.00	7.95	6.87	ROOF DRAINS
A-8	0.662	10.0	0.90	1.00	5.85	3.49	0.90	1.00	7.59	4.52	0.90	1.00	9.22	5.50	INLET A-8
A-9	0.715	10.0	0.90	1.00	5.85	3.77	0.90	1.00	7.59	4.88	0.90	1.00	9.22	5.94	INLET A-9
A-10	4.021	10.0	0.90	1.00	5.85	21.19	0.90	1.00	7.59	27.45	0.90	1.00	9.22	33.38	INLET A-10
A-11	1.382	10.0	0.90	1.00	5.85	7.28	0.90	1.00	7.59	9.43	0.90	1.00	9.22	11.47	INLET A-11
A-12	5.371	10.0	0.90	1.00	5.85	28.30	0.90	1.00	7.59	36.67	0.90	1.00	9.22	44.58	TO EX. INLETS
Total	36.979					172.825			224.077			272.552		CFS	



6.	5.	4.	3.	2.	1.	No.	DATE	REVISION	APPROVAL

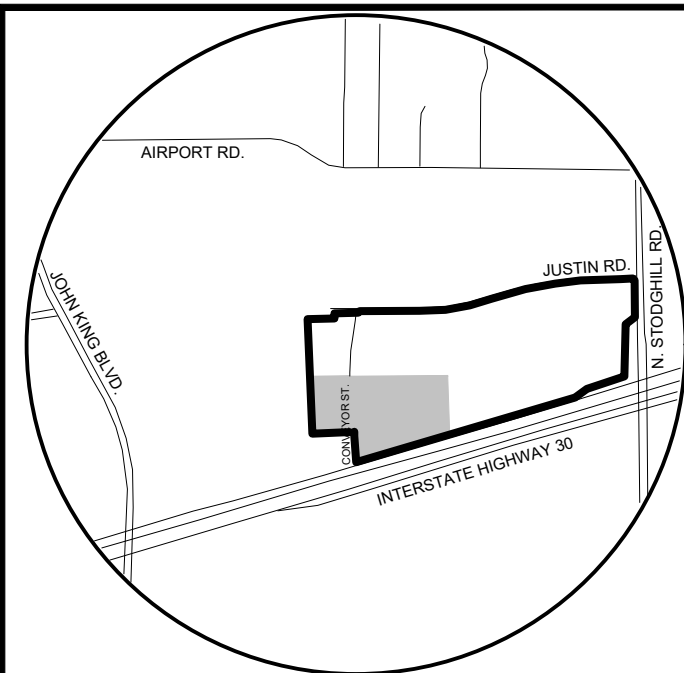
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6720 HILGREET PLAZA DRIVE, SUITE 215
 ROCKWALL, TEXAS 75087
 Phone: (972) 460-7099
 Fax: (972) 460-7098
 State Surveyors Registration No. 100866-00
 State Professional Engineer Registration No. 100866-00
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10-08-2024

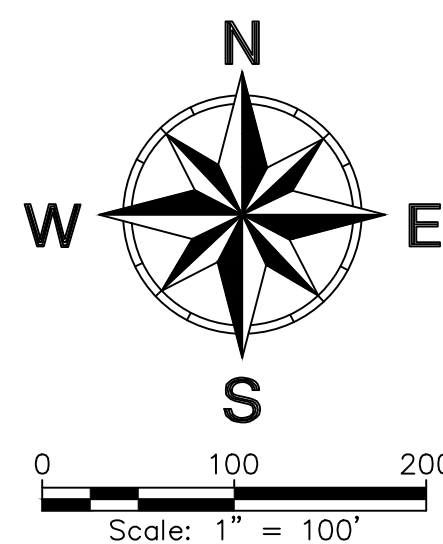
PROPOSED DRAINAGE AREA MAP
 I-30 FRONTAGE RD & FM 3549
 ROCKWALL, TX

C-06.01

6-2406
 C:\634\08\ENGINEERING\Construction\Plans\63406-01.dwg
 LAST SAVED BY: CDUG054, October 2, 2024

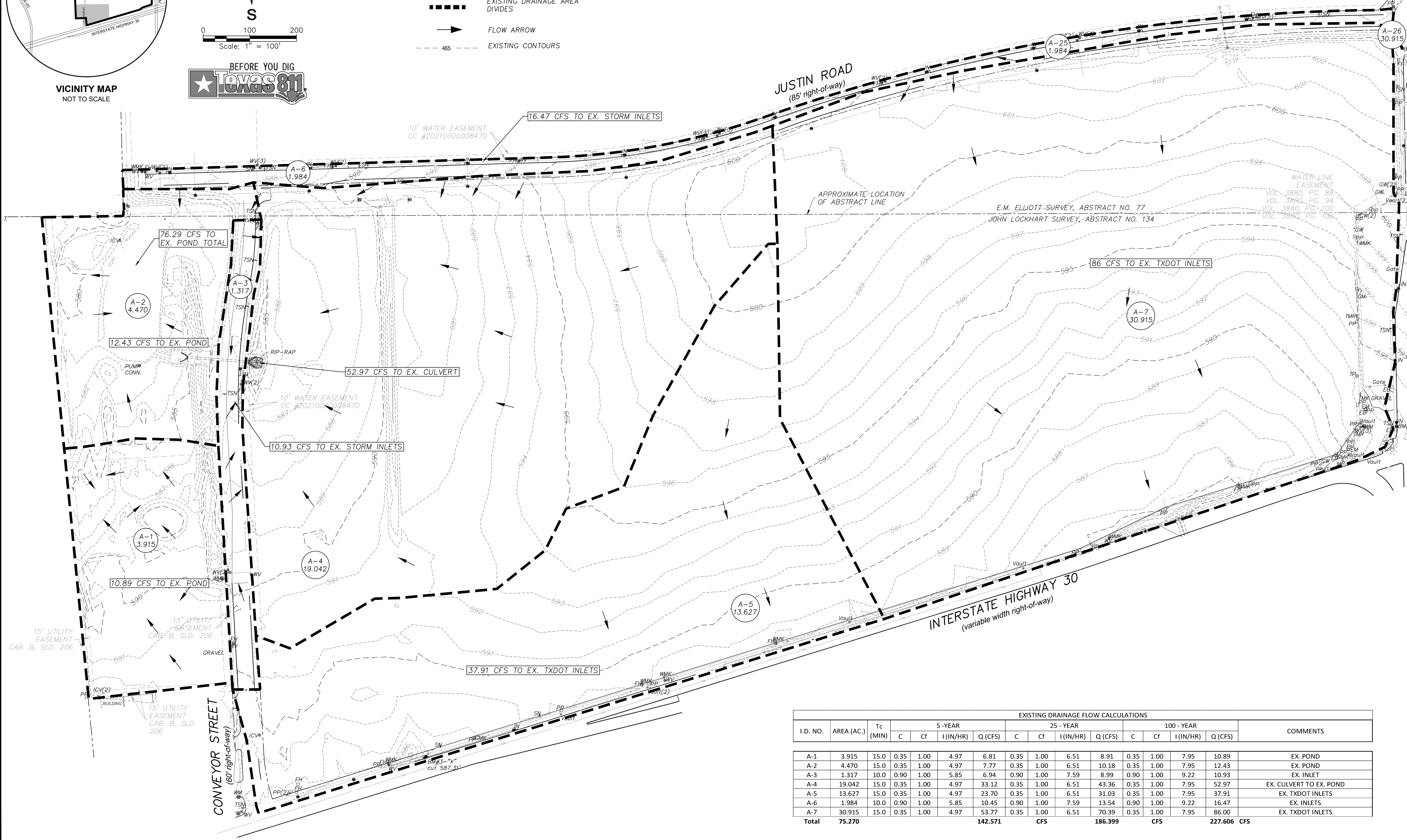


VICINITY MAP
NOT TO SCALE



DRAINAGE AREA MAP LEGEND

- #(X)
0.151
2cfs DRAINAGE AREA I.D.
- OUTFALL I.D.
- ACREAGE
- Q100
- EXISTING DRAINAGE AREA DIVIDES
- FLOW ARROW
- - - 465 EXISTING CONTOURS



I.D. NO.	AREA (AC.)	Tc (MIN)	EXISTING DRAINAGE FLOW CALCULATIONS												COMMENTS
			5- YEAR				25- YEAR				100- YEAR				
			C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	
A-1	3.915	15.0	0.35	1.00	4.97	6.81	0.35	1.00	6.51	8.91	0.35	1.00	7.95	10.89	EX. POND
A-2	4.470	15.0	0.35	1.00	4.97	7.77	0.35	1.00	6.51	10.18	0.35	1.00	7.95	12.43	EX. POND
A-3	1.317	10.0	0.90	1.00	5.85	6.94	0.90	1.00	7.59	8.99	0.90	1.00	9.22	10.93	EX. INLET
A-4	19.042	15.0	0.35	1.00	4.97	33.12	0.35	1.00	6.51	43.36	0.35	1.00	7.95	52.97	EX. CULVERT TO EX. POND
A-5	13.627	15.0	0.35	1.00	4.97	23.70	0.35	1.00	6.51	31.03	0.35	1.00	7.95	37.91	EX. TXDOT INLETS
A-6	1.984	10.0	0.90	1.00	5.85	10.45	0.90	1.00	7.59	13.54	0.90	1.00	9.22	16.47	EX. INLETS
A-7	30.915	15.0	0.35	1.00	4.97	53.77	0.35	1.00	6.51	70.39	0.35	1.00	7.95	86.00	EX. TXDOT INLETS
Total	75.270					142.571			CFS	186.399			CFS	227.606	CFS

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			
6.			

10-08-2024

EXISTING DRAINAGE AREA MAP
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-06.00

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILGREET PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75248
Phone: (972) 490-7099
Fax: (972) 490-7098
Texas Professional Registration No. 89
Surveyors Registration No. 100866-00
Contract # 2424, Measurement & Associates, Inc.



General Site Data	Subdistrict A	Subdistrict C	Subdistrict D
Zoning (from zoning map)	PD [COMMERCIAL (C) DISTRICT USED AS BASE OF DESIGN]	FOR BOTH SUBDISTRICTS C & D, THE BASE ZONING IS PROPOSED AS A COMMERCIAL (C) DISTRICT	FOR BOTH SUBDISTRICTS C & D, THE BASE ZONING IS PROPOSED AS A COMMERCIAL (C) DISTRICT
Land Use (from Zoning Ordinance; include all applicable uses)	LARGE FORMAT RETAIL; WAREHOUSE/DISTRIBUTION	MULTIFAMILY (WRAP)	MULTIFAMILY (TUCK UNDER)
Lot Area (square feet & acres) *Confirmed by Civil	812,982 SF 18.7 AC	202,068 SF 4.64 AC	475,847 SF 10.92 AC
Building Footprint Area (square feet)	161,069 SF	101,415 SF	126,775 SF
Total Building Area (square feet)	161,069 GSF	282,000 GSF	297,150 GSF
Building Height (# stories)	3 STORIES	5 STORIES	3 STORIES
Building Height (feet – distance to tallest building element)	43'-6"	65'	45'
Lot Coverage (percent – x.xx%)	19.81%	50.19%	26.64%
Floor Area Ratio (ratio x.xx:1)	1:1	1.4:1	0.62:1
Residential Density (Units/Acreage)	0 UNITS/ACRE	54 UNITS/ACRE	23 UNITS/ACRE
Multifamily Units			
Total Unit Count	0	250	235
Unit Types	0	250 APARTMENTS	120 APARTMENTS, 115 TOWNHOMES
Residential Density (Units/Net Acreage) Net Acreage = Total acreage minus streets and open space	0	55 UNITS/ACRE	23 UNITS/ACRE
Parking			
Parking Ratio (Proposed)	1 SPACE / 250 SF	1.5 SPACES / UNIT	1.5 SPACES / UNIT
Required Parking (# spaces)	645 SPACES	375 SPACES	375 SPACES
Provided Parking (# spaces)	650 SPACES	386 SPACES: 379 GARAGE SPACES, 8 PARALLEL	435 SPACES: 203 SURFACE, 40 TUCK-UNDER STALLS, 172 TOWNHOME GARAGE STALLS, 20 PARELLEL
Accessible Parking Required (# spaces)	13 SPACES	8 SPACES	9 SPACES
Accessible Parking Provided (# spaces)	13 SPACES	8 SPACES	9 SPACES
Open Space			
Open Space Required (13.5%)	109,752.5 SF	27,279.6 SF	64,239.3 SF
Open Space Provided	315,665.92 SF	60,036.14 SF	111,150.18 SF



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 Northwest corner of FM 3549 & I-30

SUBDIVISION Rockwall Commercial LOT 1, 1R, 1 BLOCK A,B,C

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Mixed-Use

ACREAGE 67.475 LOTS [CURRENT] 3 LOTS [PROPOSED] 13 total

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

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

OWNER Rockwall 549/I-30 PARTNERS LP / CONVEYOR I-30 PARTNERS LP

APPLICANT Winkelmann & Associates, Inc.

CONTACT PERSON JAMES J. MELINO

CONTACT PERSON Will Winkelmann

ADDRESS 8750 N. CENTRAL EXPRESSWAY SUITE 1735

ADDRESS 6750 Hillcrest Plaza Dr. Suite 215

CITY, STATE & ZIP DALLAS, TX 75231

CITY, STATE & ZIP Dallas, TX 75230

PHONE 214-532-3924

PHONE 214-549-7296

E-MAIL jim@CAMBRIDGE COS. COM

E-MAIL will@winkelmann.com

NOTARY VERIFICATION [REQUIRED]

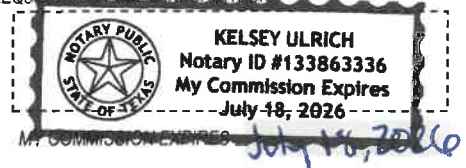
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James J. Melino, Authorized Representative of [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: Rockwall 549/I-30 Partners, L.P. and Conveyor/I-30 Partners, L.P.

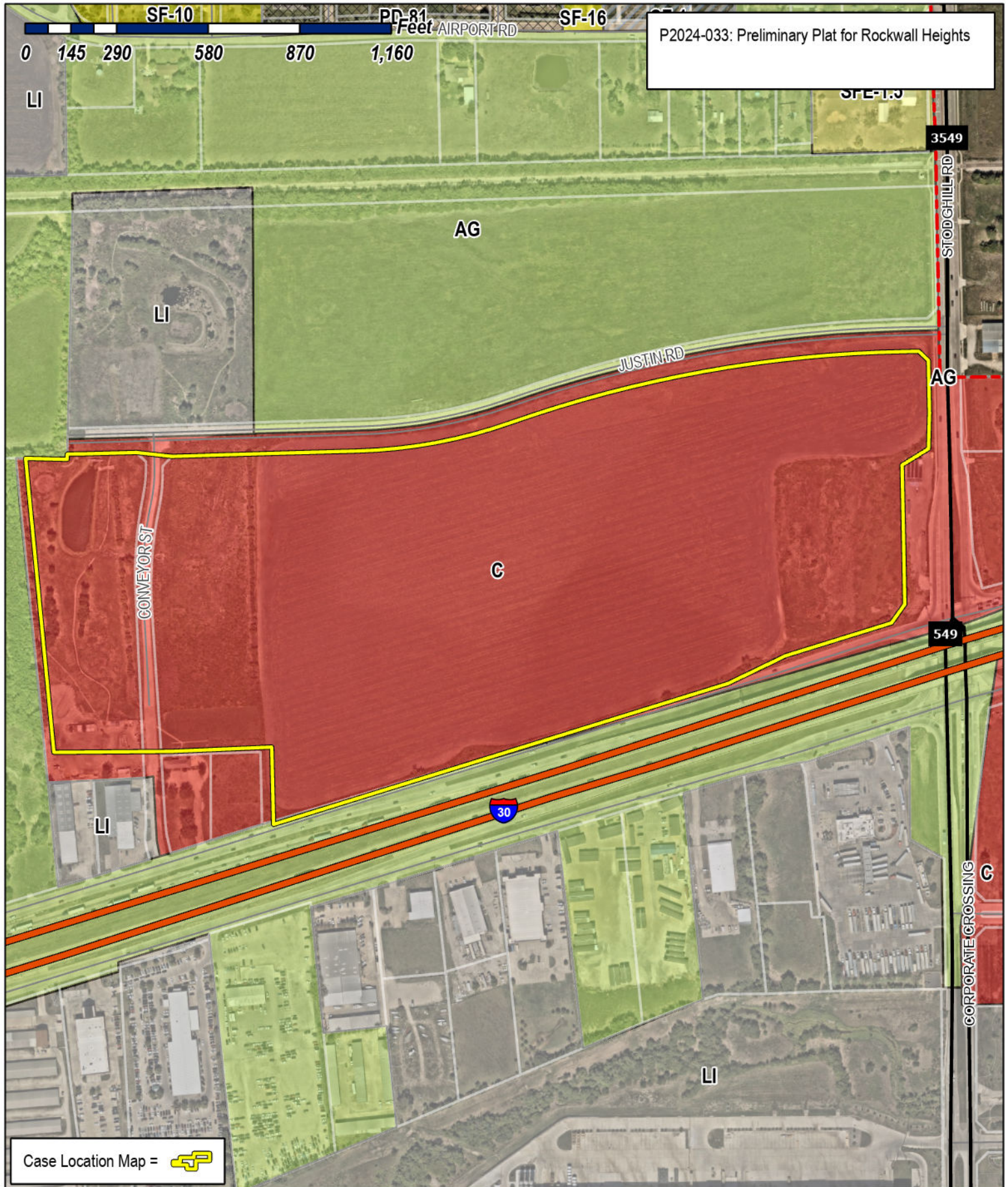
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF September, 2024. BY SIGNING THIS APPLICATION, 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 4th DAY OF September, 2024.


OWNER'S SIGNATURE *James J. Melino*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *Kelsey Ulrich*





P2024-033: Preliminary Plat for Rockwall Heights

Case Location Map = 



City of Rockwall

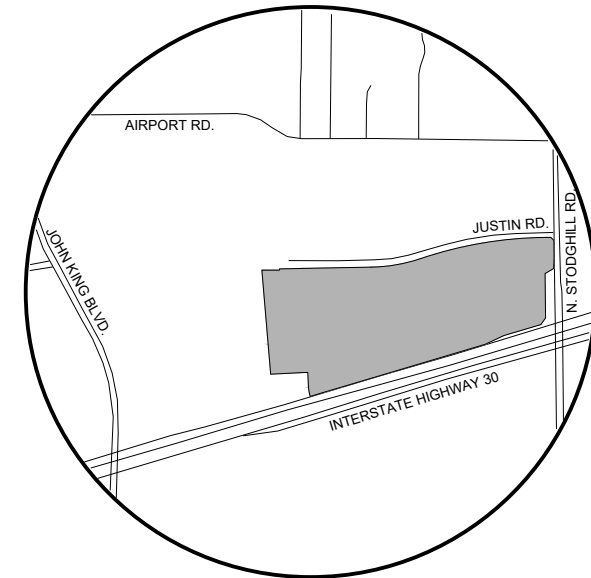
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

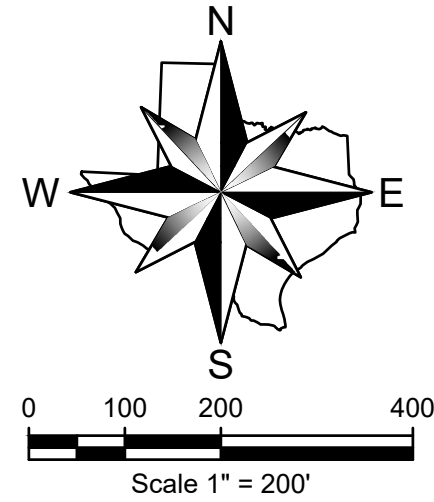


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B. L.	Building Line



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

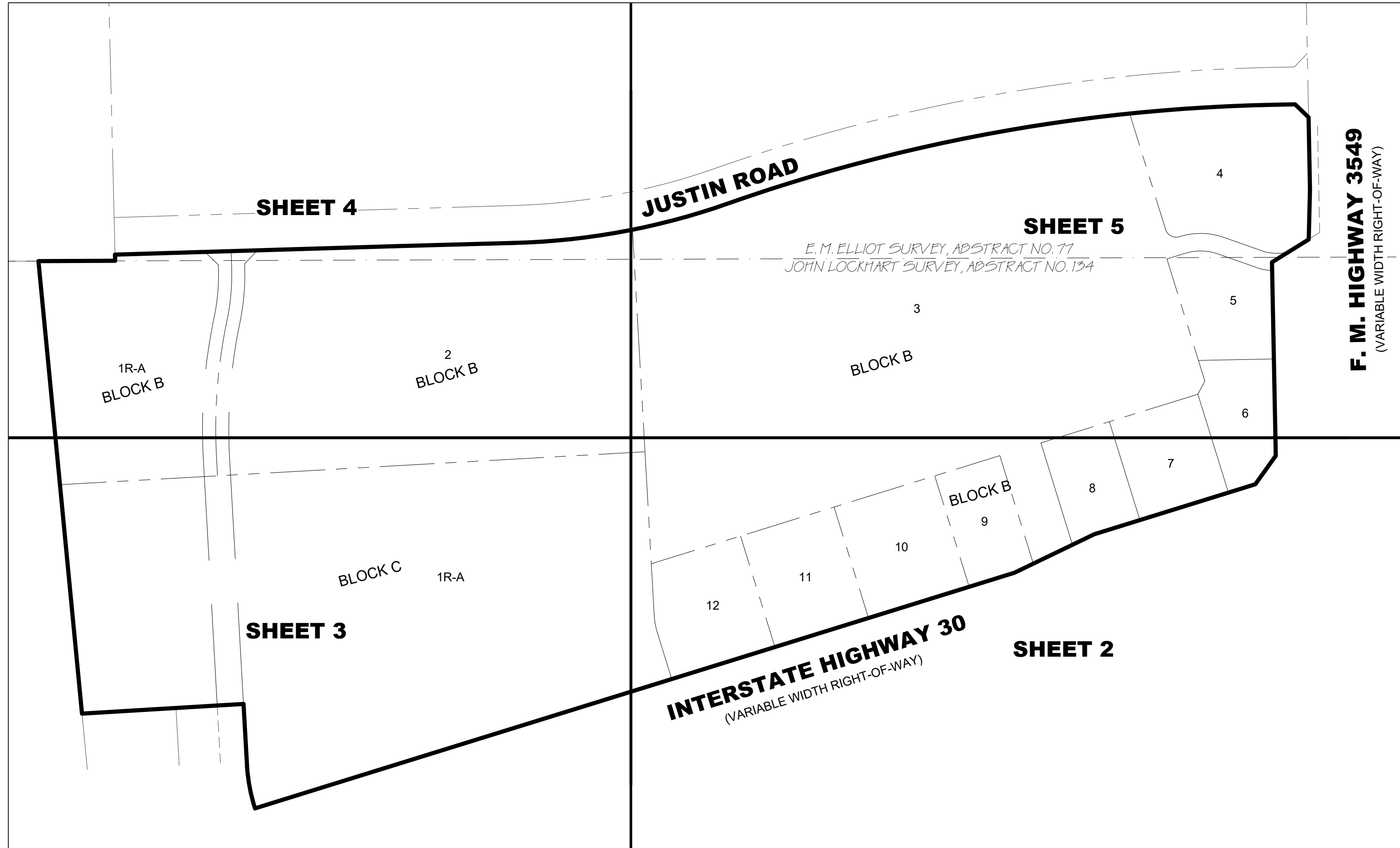
- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

AREA TABLE (Block C)

LOT	BLOCK	SQ. FT.	ACRES
1R-A	C	812,984	18.664

AREA TABLE (Block B)

LOT	BLOCK	SQ. FT.	ACRES
1R-A	B	202,072	4.639
2	B	475,849	10.924
3	B	931,170	21.377
4	B	112,195	2.576
5	B	47,623	1.093
6	B	41,949	0.963
7	B	49,695	1.141
8	B	38,656	0.887
9	B	41,025	0.942
10	B	63,738	1.463
11	B	59,199	1.359
12	B	63,076	1.448



KEY MAP
Scale 1" = 200'

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ENGINEER/SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNERS
Rockwall 549/I-30 partners, LP & Conveyor I-30 Partners, L.P.
8750 N. Central Expressway,
Suite 1735
Dallas, Texas 75231
(214) 532-3924
James (Jim) Melino

DEVELOPER
IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228
(512) 492-2536
Jeannie De Fazio

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A,
BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S
INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1,
BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN
CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
ABSTRACT NO. 134
CITY PROJECT NO. _____

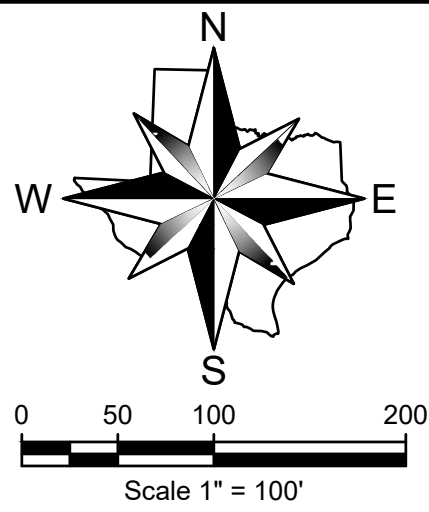
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX
Texas Engineers Registration No. 89 09024
Texas Surveyors Registration No. 100000004
COPYRIGHT © 2024, Winkelmann & Associates, Inc.

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN
LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS
IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
67.476 ACRES

Date : 09.11.24
Scale : 1" = 200'
File : 63406.00-PPLT
Project No : 63406.00

SHEET
1
OF
6

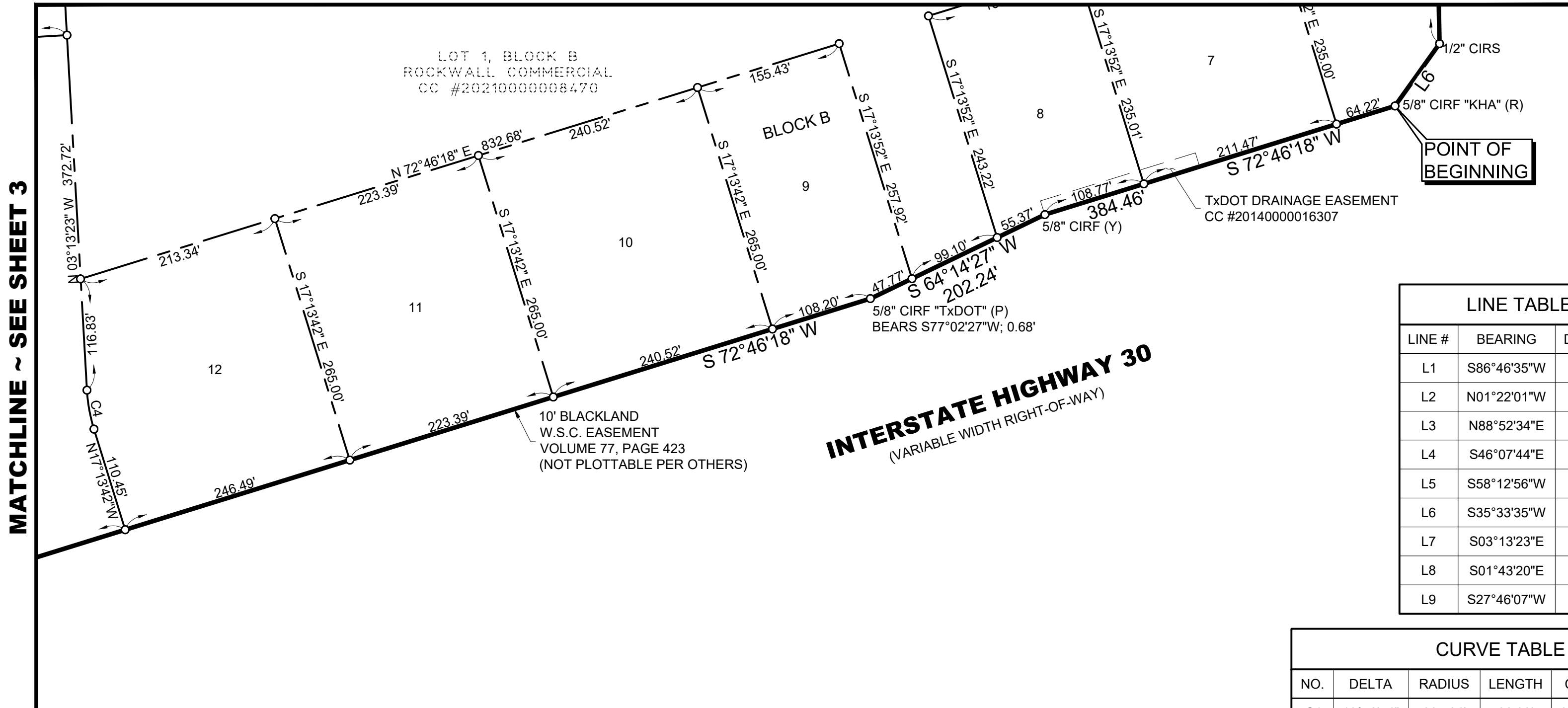


ABBREVIATION LEGEND

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CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
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 Texas Engineers Registration No. 89
 00000204
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MATCHLINE ~ SEE SHEET 5



LINE #	BEARING	DISTANCE
L1	S86°46'35"W	60.17'
L2	N01°22'01"W	14.03'
L3	N88°52'34"E	49.83'
L4	S46°07'44"E	42.83'
L5	S58°12'56"W	98.69'
L6	S35°33'35"W	80.25'
L7	S03°13'23"E	39.51'
L8	S01°43'20"E	39.59'
L9	S27°46'07"W	33.94'

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°52'54"	397.84'	96.39'	96.15'	S10°51'14"E
C2	15°08'20"	1,199.92'	317.05'	316.12'	S04°20'47"W
C3	13°38'17"	500.00'	119.01'	118.73'	N05°05'49"E
C4	14°00'30"	170.00'	41.56'	41.46'	S10°13'37"E
C8	22°56'19"	130.00'	52.05'	51.70'	S88°46'59"E
C9	36°58'01"	160.00'	103.23'	101.45'	N89°05'33"W
C10	90°20'41"	25.00'	39.42'	35.46'	S62°24'13"E
C11	9°17'14"	170.00'	27.56'	27.53'	S81°06'54"E
C12	36°37'20"	120.00'	76.70'	75.40'	N88°55'13"W

MATCHLINE ~ SEE SHEET 3

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN
 LOCKHART SURVEY, ABSTRACT NO. 134
 ROCKWALL COUNTY, TEXAS
 IKEA PROPERTY INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
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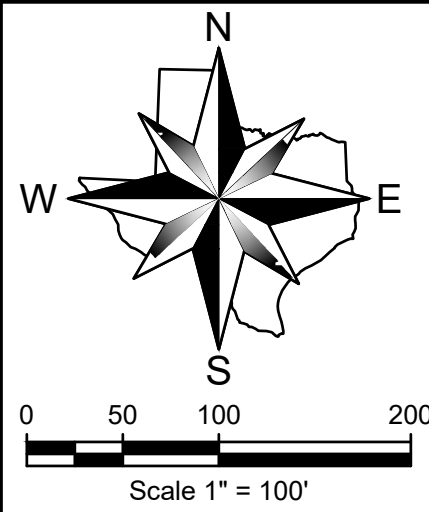
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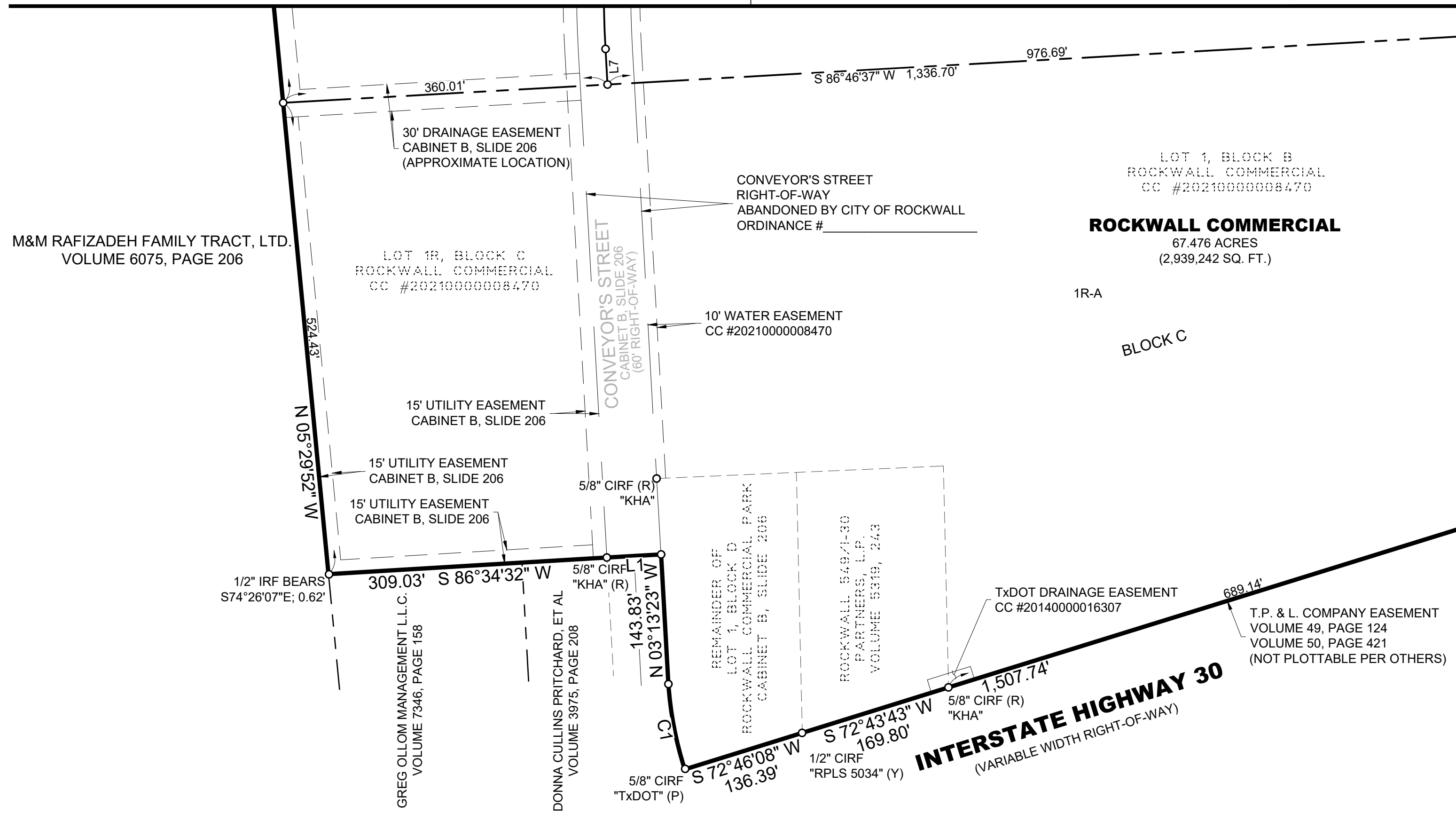
SHEET
2
OF
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MATCHLINE ~ SEE SHEET 4



MATCHLINE ~ SEE SHEET 2

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 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
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SHEET
3
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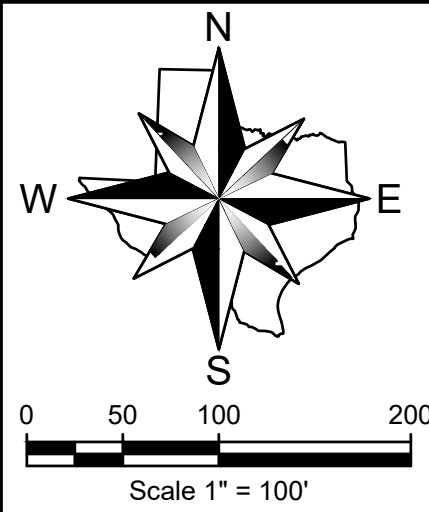
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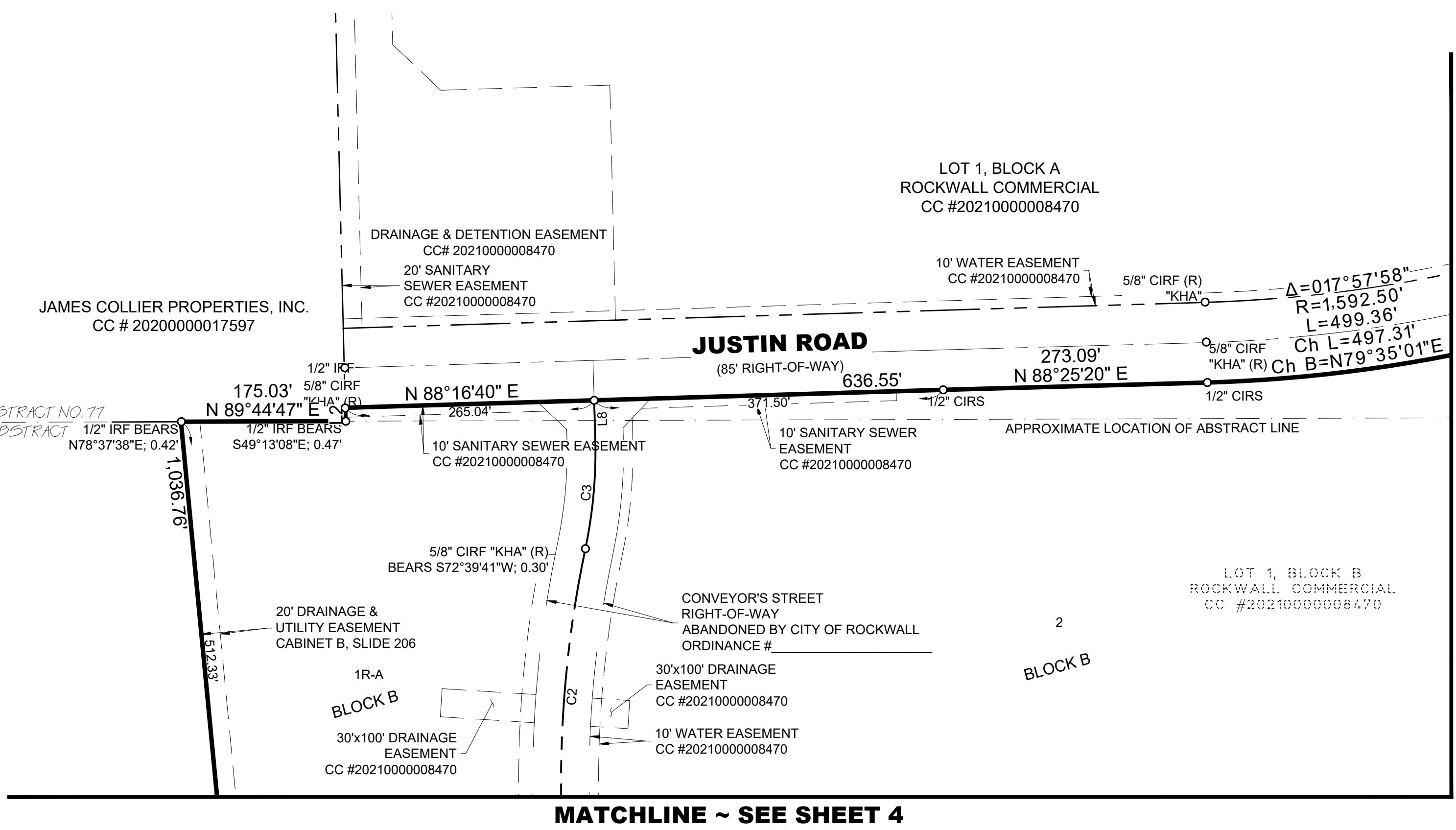
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Scale : 1" = 100'
File : 63406.00-PPLT
Project No. : 63406.00

SHEET 4 OF 6



According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

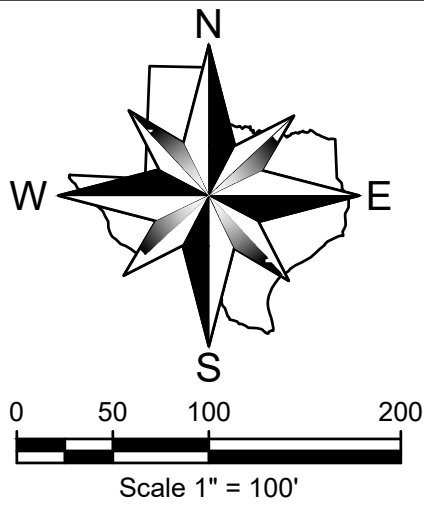
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ENGINEER/SURVEYOR
 Winkelmann & Assoc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 (972) 490-7090

OWNERS
 Rockwall 549/I-30 partners, LP & Conveyor I-30 Partners, L.P.
 8750 N. Central Expressway,
 Suite 1735
 Dallas, Texas 75231
 (214) 532-3924
 James (Jim) Melino

DEVELOPER
 IKEA PROPERTY INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19228
 (512) 492-2536
 Jeannie De Fazio

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
 BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20210000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
 ROCKWALL, ROCKWALL COUNTY, TEXAS
 67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 CITY PROJECT NO. _____



ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

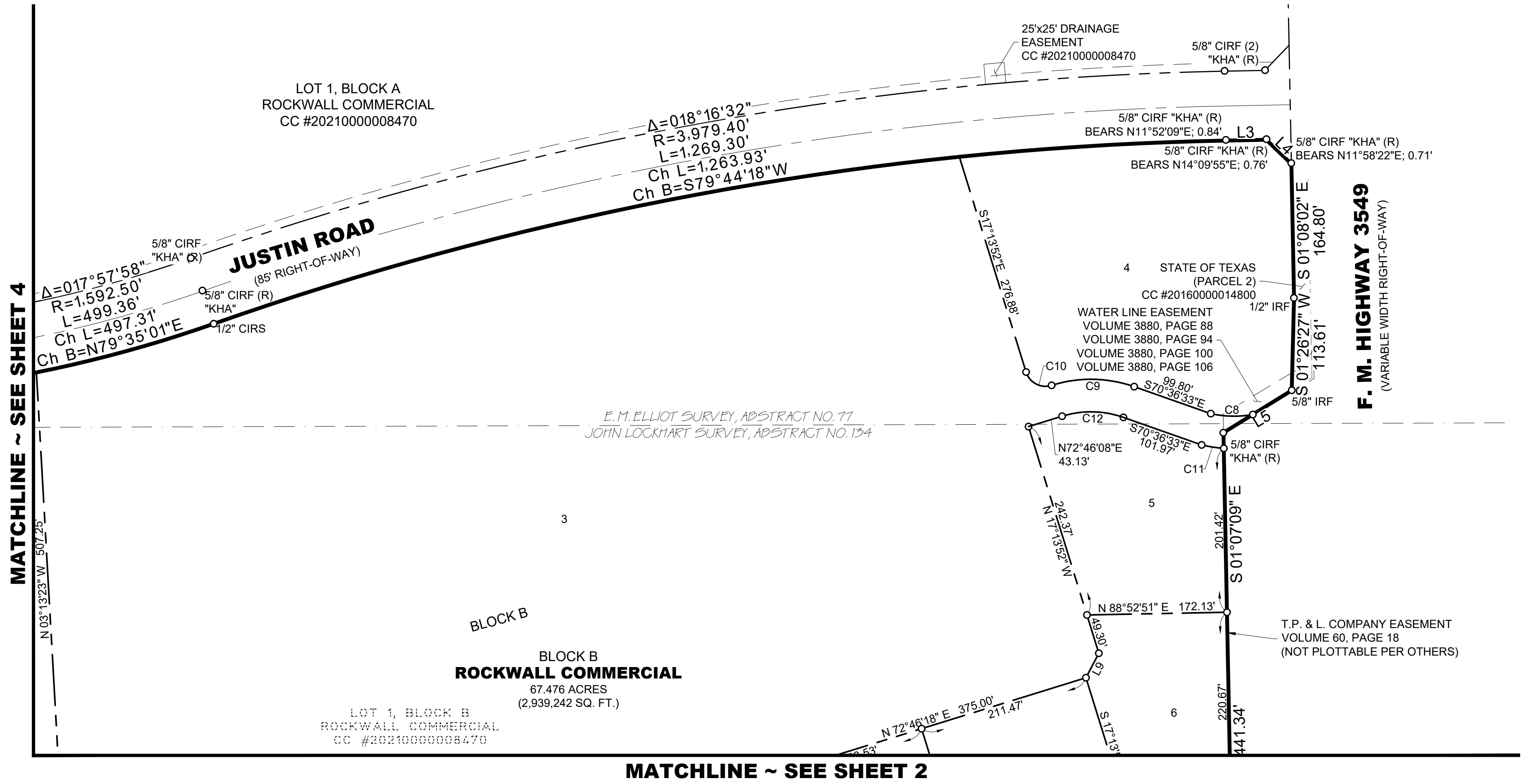
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 (972) 490-7090
 (972) 490-7099 FAX
 Texas Engineers Registration No. 89
 Texas Surveyors Registration No. 10024
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 ROCKWALL COUNTY, TEXAS
 IKEA PROPERTY INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
 67.476 ACRES

Date : 09.11.24
Scale : 1" = 100'
File : 63406.00-PPLT
Project No. : 63406.00

SHEET
5
OF
6



According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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PRELIMINARY PLAT
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 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A,
 BLOCK C
 BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
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 INSTRUMENT NO. 20210000008470, AND A PORTION OF LOT 1,
 BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN
 CABINET B, SLIDE 206
 ROCKWALL, ROCKWALL COUNTY, TEXAS
 67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
 SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
 ABSTRACT NO. 134
 CITY PROJECT NO. _____

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, 8th & Main, LLC, are the sole owner of a tract of land situated in the E. M. ELLIOT SURVEY, ABSTRACT NO. 77 and the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1R, Block C, and Lot 1, Block B, Rockwall Commercial Park, as recorded in County Clerk's Instrument No. 2021000008470, and a portion of Lot 1, Block D, Rockwall Commercial Park as recorded in Cabinet B, Slide 206, Plat Records, Rockwall County, Texas, and being all of Conveyor's Street as abandoned by City of Rockwall Ordinance No. _____, and being more particularly described as follows;

BEGINNING at a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner at the Southwest end of a corner clip at the intersection of the West right-of-way of F. M. Highway 3549, a variable width right-of-way, with the Northwest right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE along the Northwest right-of-way of said Interstate Highway 30 and the Southeast lines of said Lot 1, Block B, the following courses and distances;

South 72 degrees 46 minutes 18 seconds West, a distance of 384.46 feet to a 5/8-inch iron rod with a yellow plastic cap found for corner;

South 64 degrees 14 minutes 27 seconds West, a distance of 202.24 feet to a point for corner from which a 5/8-inch iron rod with a pink plastic cap stamped TxDOT (Texas Department of Transportation) found which bears South 77 degrees 02 minutes 27 seconds West, 0.68 feet;

South 72 degrees 46 minutes 18 seconds West, a distance of 1,507.74 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southeast corner of said Lot 1, Block D;

THENCE South 72 degrees 43 minutes 43 seconds West, along the South line of said Lot 1, Block D, a distance of 169.80 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE South 72 degrees 46 minutes 08 seconds West, continuing along the South line of said Lot 1, Block D, a distance of 136.39 feet to a 5/8-inch iron rod with a pink plastic cap stamped TxDOT found for the Southwest corner of said Lot 1, Block D, on the East right-of-way of Conveyor's Street, a 60-foot right-of-way, said iron rod being the beginning of a non-tangent curve to the right having a radius of 397.84, a central angle of 13 degrees 52 minutes 54 seconds, a chord bearing of North 10 degrees 51 minutes 14 seconds West, and a chord length of 96.15 feet;

THENCE along said non-tangent curve to the right, an arc distance of 93.39 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 03 degrees 13 minutes 23 seconds West, along the East right-of-way of said Conveyor's Street and the West line of said Lot 1, Block D, a distance of 143.83 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said right-of-way abandonment;

THENCE South 86 degrees 46 minutes 35 seconds West, along the South line of said right-of-way abandonment, a distance of 60.17 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of said right-of-way abandonment and the Southeast corner of said Lot 1R, Block C;

THENCE South 86 degrees 34 minutes 32 seconds West, along the South line of said Lot 1R, Block C, a distance of 309.03 feet to a point for the Southwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears South 74 degrees 26 minutes 07 seconds East, 0.62 feet;

THENCE North 05 degrees 29 minutes 52 seconds West, along the West line of said Lot 1R, Block C, a distance of 1,036.76 feet to a point for the Northwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears North 78 degrees 37 minutes 38 seconds East, 0.42 feet;

THENCE North 89 degrees 44 minutes 47 seconds East, along the North line of said Lot 1R, Block C, a distance of 175.03 feet to a point for corner from which a 1/2-inch iron rod found bears South 49 degrees 13 minutes 08 seconds East, 0.47 feet;

THENCE North 01 degrees 22 minutes 01 seconds West, along the Northerly West line of said Lot 1R, Block C, a distance of 14.03 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of Justin Road, an 85-foot right-of-way, as dedicated by said plat of Rockwall Commercial;

THENCE along the South right-of-way of said Justin Road, the following courses and distances;

North 88 degrees 16 minutes 40 seconds East, a distance of 636.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 88 degrees 25 minutes 20 seconds East, a distance of 273.09 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 1,592.50 feet, a central angle of 17 degrees 57 minutes 58 seconds, a chord bearing of North 79 degrees 35 minutes 01 seconds East, and a chord length of 497.31 feet;

Along said curve to the left, an arc distance of 499.36 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 3,979.40 feet, a central angle of 18 degrees 16 minutes 32 seconds, a chord bearing of North 79 degrees 44 minutes 18 seconds East, and a chord length of 1,263.93;

Along said curve to the right, an arc distance of 1,269.30 feet to a point for corner from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 52 minutes 09 seconds East, 0.84 feet;

North 88 degrees 52 minutes 34 seconds East, a distance of 49.83 feet to a point for corner at the Northwest end of a corner clip at the intersection of the South right-of-way of said Justin Road with the West right-of-way of said F. M. 3549 from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 14 degrees 09 minutes 55 seconds East, 0.76 feet;

THENCE South 46 degrees 07 minutes 44 seconds East, along said corner clip, a distance of 42.83 feet to a point for corner at the Southeast end of said corner clip from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 58 minutes 22 seconds East, 0.71 feet;

THENCE along the West right-of-way of said F. M. 3549, the following courses and distance;

South 01 degrees 08 minutes 02 seconds East, a distance of 164.80 feet to a 1/2-inch iron rod found;

South 01 degrees 26 minutes 27 seconds West, a distance of 113.61 feet found for corner;

South 58 degrees 12 minutes 56 seconds West, a distance of 98.69 feet to a 5/8-inch iron rod with a red plastic cap

stamped "KHA" found for corner;

South 01 degrees 07 minutes 09 seconds East, a distance of 441.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner at the Northeast end of a corner clip at the intersection of the West right-of-way of said F. M. Highway 3549 with the Northwest right-of-way of said Interstate Highway 30;

THENCE South 35 degrees 33 minutes 35 seconds West, along said corner clip, a distance of 80.25 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2,939,242 square feet or 67.476 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of April, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCKWALL COMMERCIAL** 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 ROCKWALL COMMERCIAL 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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.

PROPERTY OWNER SIGNATURE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My commission expires

SURVEYOR'S CERTIFICATION

That I, Leonard J. Lueker, 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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2024.

Notary Public in and for the State of Texas.

APPROVED: I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2024.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A,
BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S
INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1,
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CABINET B, SLIDE 206
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67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
ABSTRACT NO. 134
CITY PROJECT NO. _____

Winkelmann & Associates, Inc.



CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 75230 DALLAS, TEXAS
(972) 490-7090 (972) 490-7099 FAX
Texas Engineers Registration No. 89 00024
Copyright © 2024, Winkelmann & Associates, Inc.

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL

LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
67.476 ACRES

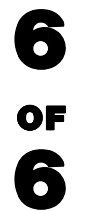
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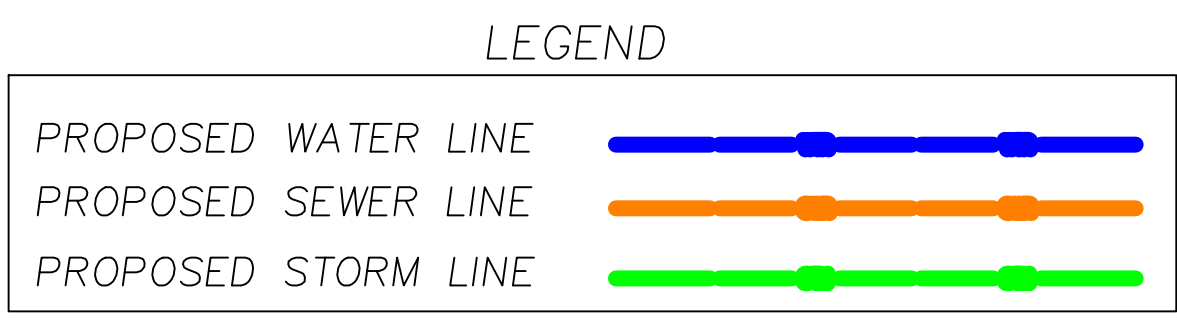
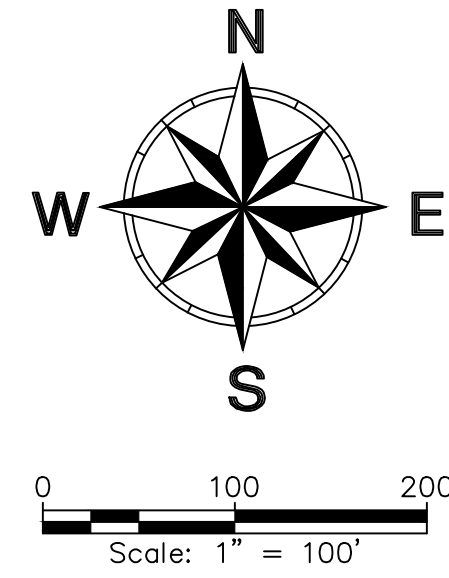
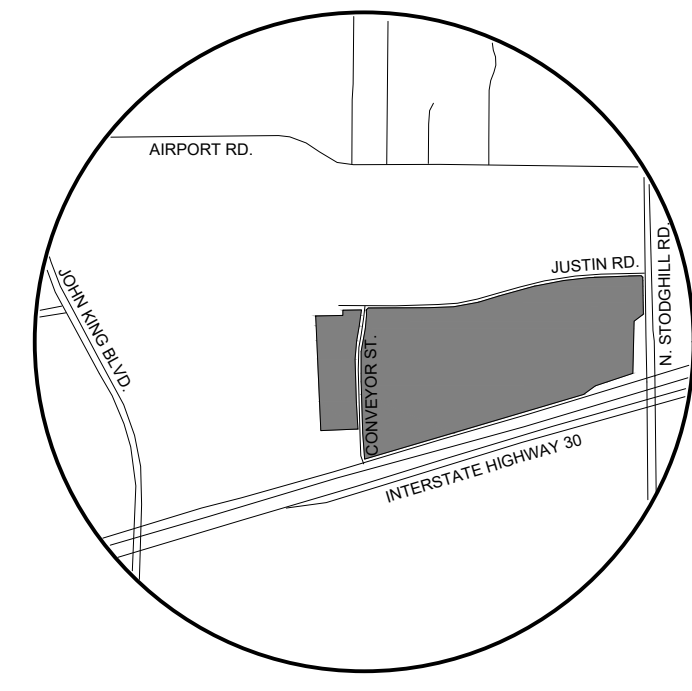
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File : 63406.00-PPLT

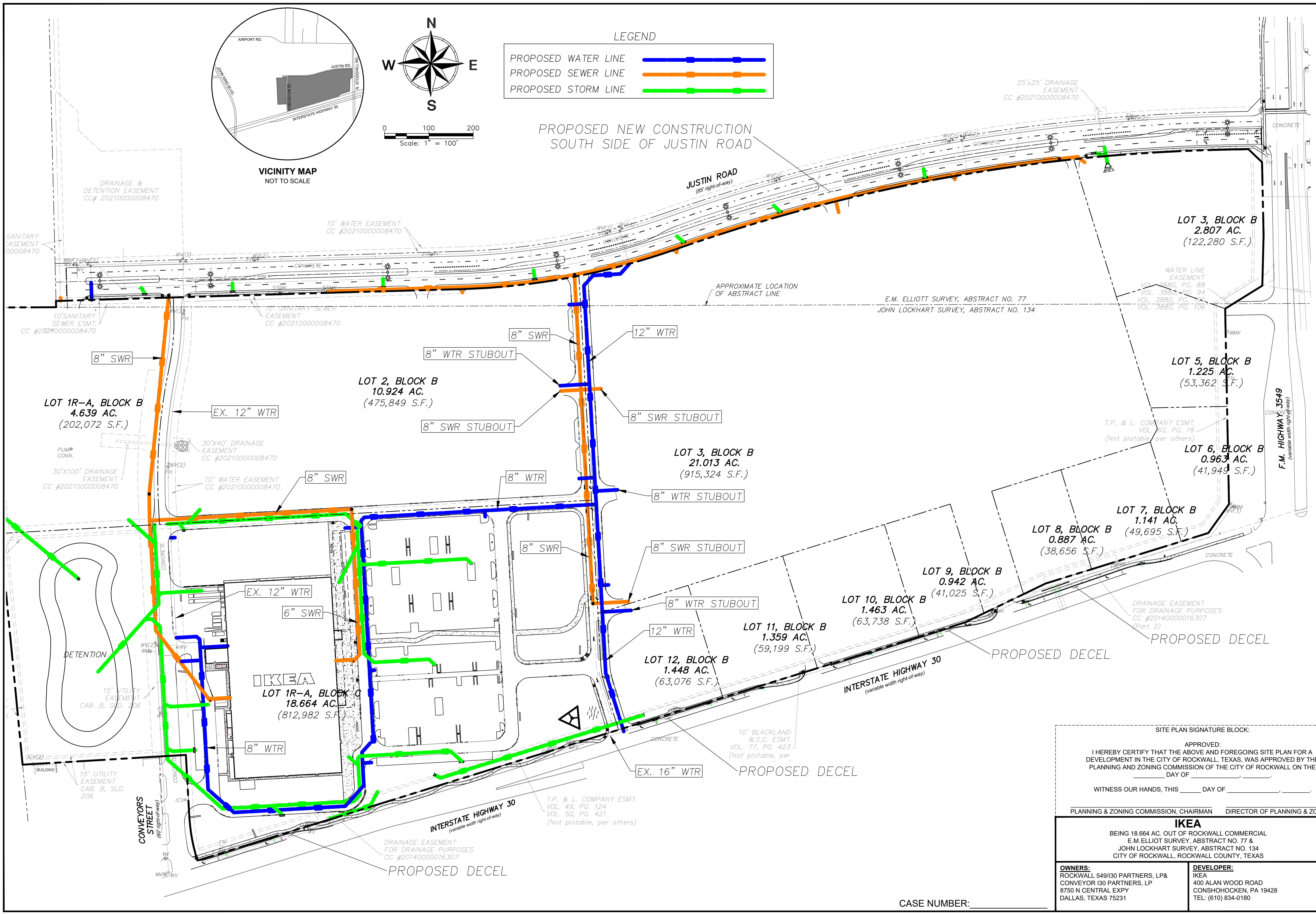
Project No. : 63406.00

SHEET





PROPOSED NEW CONSTRUCTION SOUTH SIDE OF JUSTIN ROAD



SITE PLAN SIGNATURE BLOCK:

APPROVED: _____

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____

WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

IKEA

BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
ROCKWALL 549/130 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP
8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

DEVELOPER:
IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180

CASE NUMBER: _____

<p>CIVIL ENGINEER: Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS & SURVEYORS 6750 HILGREET PLAZA DR., SUITE 215 DALLAS, TEXAS 75248 Phone: (972) 490-7090 Fax: (972) 490-7099 E-mail: info@winkelmann.com www.winkelmann.com</p>	No.	1.	DATE	APPROVED
	2.	2.		
	3.	3.		
	4.	4.		
	5.	5.		
	6.	6.		
<p>PRELIMINARY UTILITY PLAN NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087</p>				
<p>1</p>				

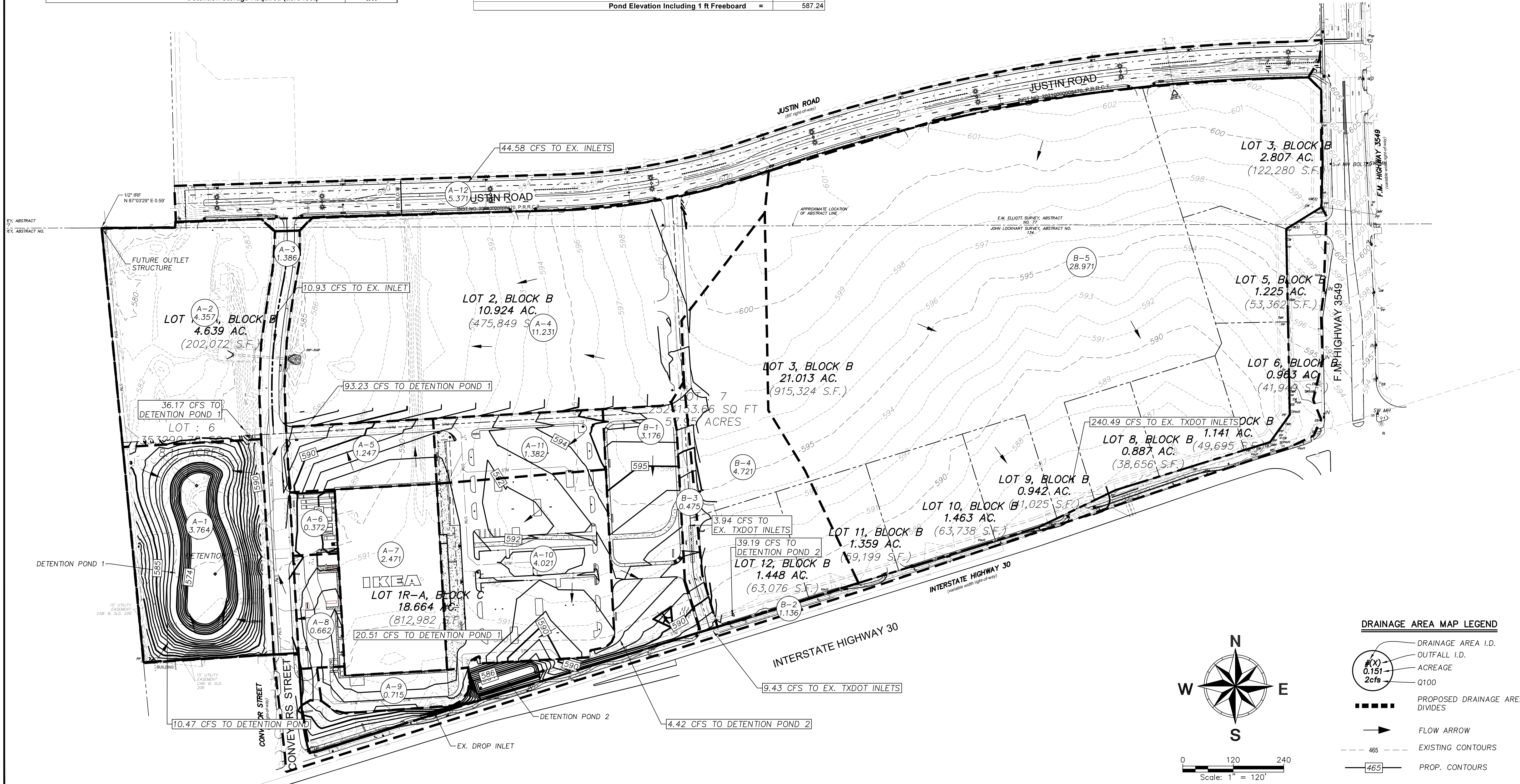
DETENTION POND 1

DETENTION POND CALCULATIONS Table 1				Storm Event	Existing Flow Rate	ISWM Rainfall Data	
MIN	I-100YR	C*	TOTAL AREA (ac)	100 Year	71.15 cfs	e	0.75652
				TOTAL CFS	TOTAL FLOW	d	98.870
5	11.10	0.83	28.83	265.14	79543	21344	58199
10	9.22	0.83	28.83	220.26	132159	42687	89472
15	7.95	0.83	28.83	189.81	170827	53359	117468
20	7.02	0.83	28.83	167.62	201147	64031	137117
30	5.75	0.83	28.83	137.20	246967	85374	161593
40	4.90	0.83	28.83	117.13	281113	106718	174395
50	4.30	0.83	28.83	102.77	308321	128061	180260
60	3.85	0.83	28.83	91.93	330963	149405	181559
120	2.45	0.83	28.83	58.40	420450	277466	142985
180	1.84	0.83	28.83	44.06	475853	405527	70326
360	1.12	0.83	28.83	26.77	578127	789710	-211583
720	0.67	0.83	28.83	16.05	693576	1558076	-864500
1440	0.40	0.83	28.83	9.57	826637	3094808	-2268170
				Detention Storage Required (cubic feet)	= 181,559		
				Detention Storage Required (acre feet)	= 4.17		

DETENTION POND 2

DETENTION POND CALCULATIONS Table 1				Storm Event	Existing Flow Rate	ISWM Rainfall Data	
MIN	I-100YR	C*	TOTAL AREA (ac)	100 Year	23 cfs	e	0.75652
				TOTAL CFS	TOTAL FLOW	d	98.870
5	11.10	0.76	4.81	40.62	12187	6900	5287
10	9.22	0.76	4.81	33.75	20249	13800	6449
15	7.95	0.76	4.81	29.08	26174	17250	8924
20	7.02	0.76	4.81	25.68	30820	20700	10120
30	5.75	0.76	4.81	21.02	37840	27600	10240
40	4.90	0.76	4.81	17.95	43072	34500	8572
50	4.30	0.76	4.81	15.75	47241	41400	5841
60	3.85	0.76	4.81	14.09	50710	48300	2410
120	2.45	0.76	4.81	8.95	64421	89700	-25279
180	1.84	0.76	4.81	6.75	72910	131100	-58190
360	1.12	0.76	4.81	4.10	88580	255300	-166720
720	0.67	0.76	4.81	2.46	106269	503700	-397431
1440	0.40	0.76	4.81	1.47	126657	1000500	-873843
				Detention Storage Required (cubic feet)	= 10,240		
				Detention Storage Required (acre feet)	= 0.24		
				100 Year Water Surface Elevation	= 586.24		
				Pond Elevation Including 1 ft Freeboard	= 587.24		

I.D. NO.	AREA (AC.)	Tc (MIN)	PROPOSED DRAINAGE FLOW CALCULATIONS												COMMENTS
			5-YEAR				25-YEAR				100-YEAR				
			C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	
A-1	3.764	15.0	0.35	1.00	4.97	6.55	0.35	1.00	6.51	8.57	0.35	1.00	7.95	10.47	DETENTION POND 1
A-2	4.357	10.0	0.90	1.00	5.85	22.96	0.90	1.00	7.59	29.74	0.90	1.00	9.22	36.17	INLET A-2
A-3	1.386	10.0	0.90	1.00	5.85	7.30	0.90	1.00	7.59	9.46	0.90	1.00	9.22	11.51	EX. INLET
A-4	11.231	10.0	0.90	1.00	5.85	59.17	0.90	1.00	7.59	76.67	0.90	1.00	9.22	93.23	INLET A-4
A-5	1.247	10.0	0.90	1.00	5.85	6.57	0.90	1.00	7.59	8.51	0.90	1.00	9.22	10.35	INLET A-5
A-6	0.372	10.0	0.90	1.00	5.85	1.96	0.90	1.00	7.59	2.54	0.90	1.00	9.22	3.09	INLET A-6
A-7	2.471	15.0	0.35	1.00	4.97	4.30	0.35	1.00	6.51	5.63	0.35	1.00	7.95	6.87	ROOF DRAINS
A-8	0.662	10.0	0.90	1.00	5.85	3.49	0.90	1.00	7.59	4.52	0.90	1.00	9.22	5.50	INLET A-8
A-9	0.715	10.0	0.90	1.00	5.85	3.77	0.90	1.00	7.59	4.88	0.90	1.00	9.22	5.94	INLET A-9
A-10	4.021	10.0	0.90	1.00	5.85	21.19	0.90	1.00	7.59	27.45	0.90	1.00	9.22	33.38	INLET A-10
A-11	1.382	10.0	0.90	1.00	5.85	7.28	0.90	1.00	7.59	9.43	0.90	1.00	9.22	11.47	INLET A-11
A-12	5.371	10.0	0.90	1.00	5.85	28.30	0.90	1.00	7.59	36.67	0.90	1.00	9.22	44.58	TO EX. INLETS
Total	36.979					172.825			224.077			272.552			CFS



6.	5.	4.	3.	2.	1.	No.	DATE	REVISION	APPROVAL

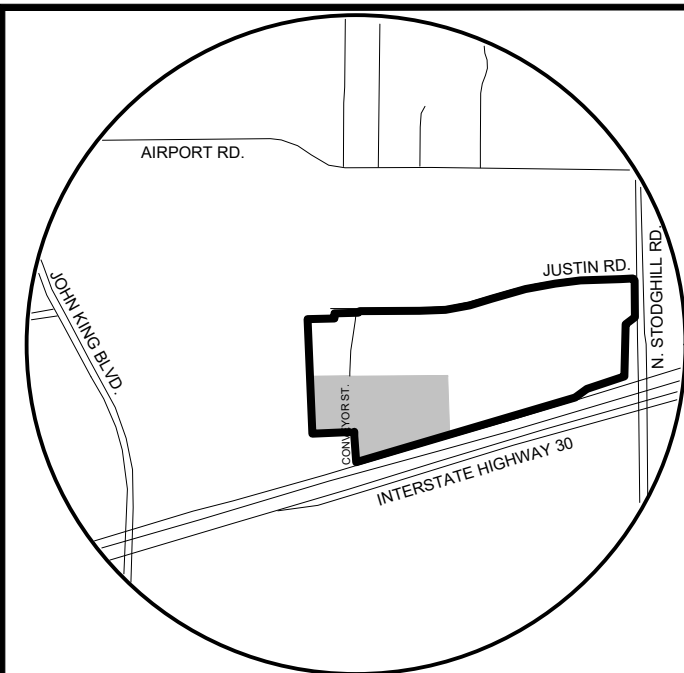
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 ROCKWALL, TEXAS 75087
 Phone: (972) 460-7099
 Fax: (972) 460-7098
 State Surveyors Registration No. 89
 State Professional Engineer Registration No. 100866-00
 Copyright © 2024, Winkelmann & Associates, Inc.

10-08-2024

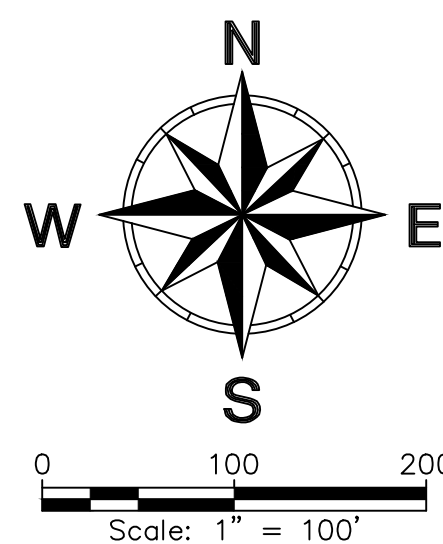
PROPOSED DRAINAGE AREA MAP
 I-30 FRONTAGE RD & FM 3549
 ROCKWALL, TX

C-06.01

6-2406
 C:\634\08\ENGINEERING\Construction\Plans\63406-01.dwg
 LAST SAVED BY: CDUG054, October 2, 2024

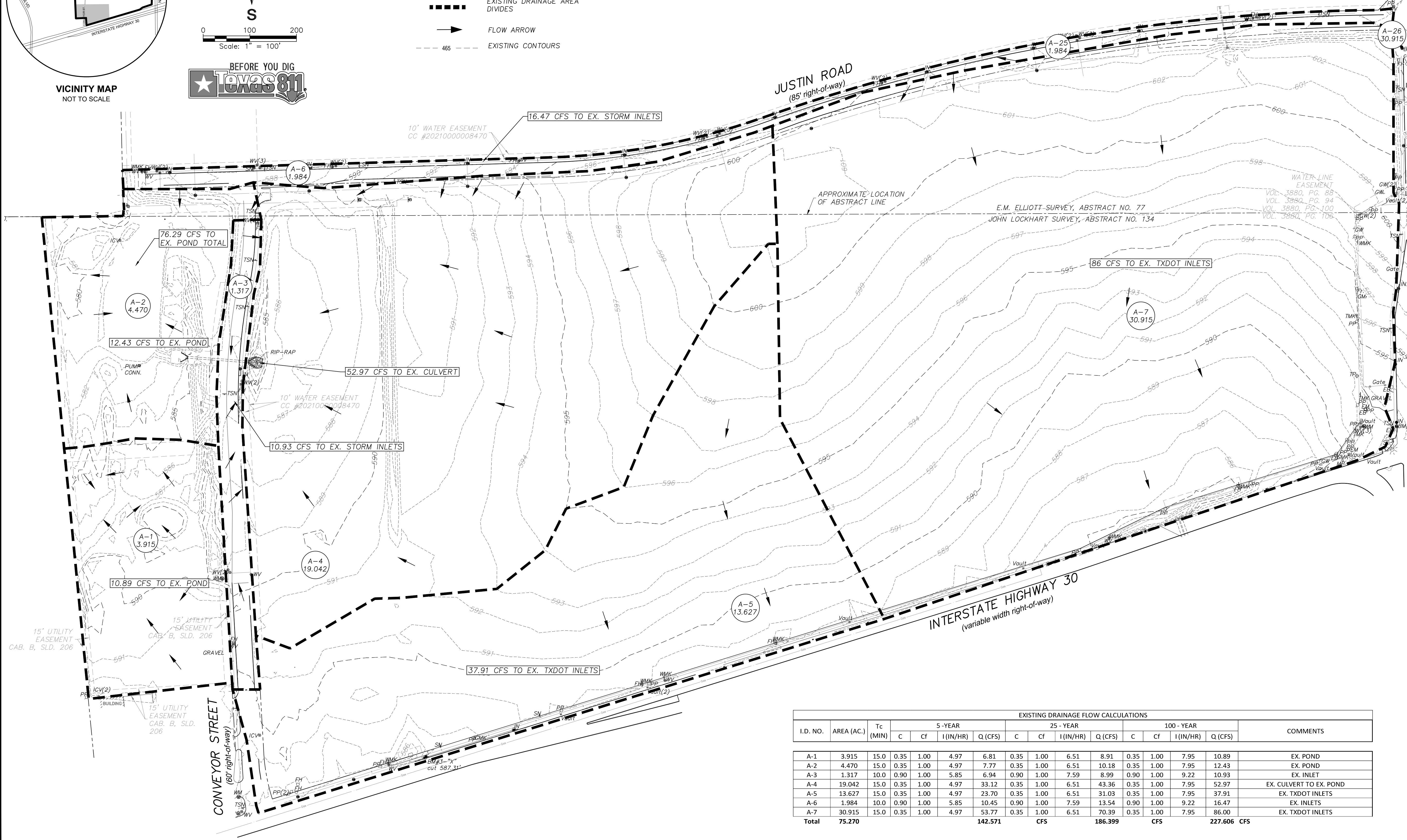


VICINITY MAP
NOT TO SCALE



DRAINAGE AREA MAP LEGEND

- #(X)
0.151
2cfs DRAINAGE AREA I.D.
- OUTFALL I.D.
- ACREAGE
- Q100
- EXISTING DRAINAGE AREA DIVIDES
- FLOW ARROW
- - - 465 EXISTING CONTOURS



I.D. NO.	AREA (AC.)	Tc (MIN)	EXISTING DRAINAGE FLOW CALCULATIONS												COMMENTS
			5- YEAR				25- YEAR				100- YEAR				
			C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	
A-1	3.915	15.0	0.35	1.00	4.97	6.81	0.35	1.00	6.51	8.91	0.35	1.00	7.95	10.89	EX. POND
A-2	4.470	15.0	0.35	1.00	4.97	7.77	0.35	1.00	6.51	10.18	0.35	1.00	7.95	12.43	EX. POND
A-3	1.317	10.0	0.90	1.00	5.85	6.94	0.90	1.00	7.59	8.99	0.90	1.00	9.22	10.93	EX. INLET
A-4	19.042	15.0	0.35	1.00	4.97	33.12	0.35	1.00	6.51	43.36	0.35	1.00	7.95	52.97	EX. CULVERT TO EX. POND
A-5	13.627	15.0	0.35	1.00	4.97	23.70	0.35	1.00	6.51	31.03	0.35	1.00	7.95	37.91	EX. TXDOT INLETS
A-6	1.984	10.0	0.90	1.00	5.85	10.45	0.90	1.00	7.59	13.54	0.90	1.00	9.22	16.47	EX. INLETS
A-7	30.915	15.0	0.35	1.00	4.97	53.77	0.35	1.00	6.51	70.39	0.35	1.00	7.95	86.00	EX. TXDOT INLETS
Total	75.270					142.571			CFS	186.399			CFS	227.606	CFS

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			
6.			

10-08-2024

EXISTING DRAINAGE AREA MAP
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-06.00

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CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILGREET PLAZA DRIVE, SUITE 215
ROCKWALL, TEXAS 75087
Phone: (972) 460-7090
Fax: (972) 460-7099
Texas Professional Registration No. 89
Surveyors Registration No. 100866-00
Contract # 2424, Measurement & Associates, Inc.



General Site Data	Subdistrict A	Subdistrict C	Subdistrict D
Zoning (from zoning map)	PD [COMMERCIAL (C) DISTRICT USED AS BASE OF DESIGN]	FOR BOTH SUBDISTRICTS C & D, THE BASE ZONING IS PROPOSED AS A COMMERCIAL (C) DISTRICT	FOR BOTH SUBDISTRICTS C & D, THE BASE ZONING IS PROPOSED AS A COMMERCIAL (C) DISTRICT
Land Use (from Zoning Ordinance; include all applicable uses)	LARGE FORMAT RETAIL; WAREHOUSE/DISTRIBUTION	MULTIFAMILY (WRAP)	MULTIFAMILY (TUCK UNDER)
Lot Area (square feet & acres) *Confirmed by Civil	812,982 SF 18.7 AC	202,068 SF 4.64 AC	475,847 SF 10.92 AC
Building Footprint Area (square feet)	161,069 SF	101,415 SF	126,775 SF
Total Building Area (square feet)	161,069 GSF	282,000 GSF	297,150 GSF
Building Height (# stories)	3 STORIES	5 STORIES	3 STORIES
Building Height (feet – distance to tallest building element)	43'-6"	65'	45'
Lot Coverage (percent – x.xx%)	19.81%	50.19%	26.64%
Floor Area Ratio (ratio x.xx:1)	1:1	1.4:1	0.62:1
Residential Density (Units/Acreage)	0 UNITS/ACRE	54 UNITS/ACRE	23 UNITS/ACRE
Multifamily Units			
Total Unit Count	0	250	235
Unit Types	0	250 APARTMENTS	120 APARTMENTS, 115 TOWNHOMES
Residential Density (Units/Net Acreage) Net Acreage = Total acreage minus streets and open space	0	55 UNITS/ACRE	23 UNITS/ACRE
Parking			
Parking Ratio (Proposed)	1 SPACE / 250 SF	1.5 SPACES / UNIT	1.5 SPACES / UNIT
Required Parking (# spaces)	645 SPACES	375 SPACES	375 SPACES
Provided Parking (# spaces)	650 SPACES	386 SPACES: 379 GARAGE SPACES, 8 PARALLEL	435 SPACES: 203 SURFACE, 40 TUCK-UNDER STALLS, 172 TOWNHOME GARAGE STALLS, 20 PARELLEL
Accessible Parking Required (# spaces)	13 SPACES	8 SPACES	9 SPACES
Accessible Parking Provided (# spaces)	13 SPACES	8 SPACES	9 SPACES
Open Space			
Open Space Required (13.5%)	109,752.5 SF	27,279.6 SF	64,239.3 SF
Open Space Provided	315,665.92 SF	60,036.14 SF	111,150.18 SF



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: October 29, 2024
APPLICANT: Will Winkelmann; *Winkelmann & Associates, Inc.*
CASE NUMBER: P2024-033; *Preliminary Plat for Rockwall Heights*

SUMMARY

Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of James J. Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a Preliminary Plat for Lot 2-13, Block B & Lot 2, Block C, Rockwall Commercial Addition being a 67.475-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION

- Purpose. The purpose of the applicant's request is to Preliminary Plat a 67.475-acre tract of land (i.e. *Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition*) to show the future establishment of a 13-parcel regional mixed-use development (i.e. *Lots 2-13, Block B; Lot 2, Block C, Rockwall Commercial 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 subdivision. Concurrently with this Preliminary Plat, the applicant has submitted a Site Plan [Case No. SP2024-033] for a *Large Format Retailer* (i.e. *IKEA*).
- Background. The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [Case No. *A1985-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the December 7, 1993 *Zoning Map*, a portion of the subject property was zoned Highway Commercial (HC) District at some point between annexation and December 6, 1993. This designation was later changed to a Light Industrial (LI) District between December 8, 1993 and April 5, 2005 according to the City's *Historic Zoning Maps*. On January 6, 2020, the City Council approved Case No. *P2019-048* (filed on April 9, 2021) establishing the subject property as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition. On October 2, 2023, the City Council adopted *Ordinance No. 23-56* [Case No. *Z2023-041*] changing the zoning of the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Commercial (C) District. On October 21, 2024, the City Council approved a zoning change [Case No. *Z2024-035*; *Ordinance No. 24-42*] that establish the subject property as Planned Development District 102 (PD-102) for limited Commercial (C) District land uses. The subject property has remained vacant since annexation.
- 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 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 the Planning and Zoning Commission chooses to recommend approval of the Preliminary Plat for the Rockwall Commercial 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) 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.

PROJECT COMMENTS



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

DATE: 10/25/2024

PROJECT NUMBER: P2024-033
PROJECT NAME: Preliminary Plat for IKEA
SITE ADDRESS/LOCATIONS: Northwest Corner of FM 3549 & I-30

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/25/2024	Needs Review

10/25/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for a Regional Mixed Use Development on a 67.475-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage 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 (P2024-033) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

Preliminary Plat
Lots 1-12, Block B; Lot 1, Block C
Rockwall Commercial
Being
13 Lots
67.476 Acres or 2,939,242 SF
Situated in the
E. M. Elliot Survey, Abstract No. 77; and,
J. Lockhart Survey, Abstract No. 134
City of Rockwall, Rockwall County, Texas

M.5 Please correct the lot and block callouts on the plat to match the Title Block. Lots are number sequentially and consist of only numbers. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please include the building setbacks adjacent to a public road. In this case, Lot 1, Block C, the setback adjacent to the I-30 Frontage Road is 25-feet; Lot 1, Block B, the setback adjacent to Justin Road is 15-feet; Lot 2, Block B, the setback adjacent to Justin Road is 10-feet; Lots 3-12, Block B, the setback adjacent to Justin Road, Stodghill Road, and the I-30 Frontage Road is 25-feet. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances; PD Ordinance)

M.7 The portion of the sidewalk along IH-30 -- as indicated on the site plan -- that is on the subject property must be within a pedestrian easement (Engineering Standards of Design and Construction)

M.8 Please include the City Limit line on Sheets 1 and 5. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please include the zoning information. In this case, the zoning will be Planned Development District 102 (PD-102). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please identify the dimensions, names, and descriptions of all proposed open spaces. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Please indicate the water source and sewage disposal method. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.12 The Surveyor does not need a notary, as their seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.13 Please update the City Signature Block to match the Preliminary Plat Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.14 The projected meeting dates for this case are as follows:

Planning and Zoning Public Hearing: October 29, 2024
City Council: November 4, 2024

I.15 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	Madelyn Price	10/14/2024	Approved w/ Comments

10/14/2024: 1. This area must be detained for. Detention ponds/systems must be detentions easement. Proposed easements must be shown.

2. A 10' utility easement is required along all street frontages.

3. You will need to dedicate a 10' landscape & pedestrian easement along the I-30 frontage.

4. A 10' utility easement is required along all street frontages.

5. You will need to dedicate a 10' landscape & pedestrian easement along the I-30 frontage.

6. The detention pond will require a detention easement located at the freeboard elevation.

7. You will need to show the Fire Access & Utility Easement (Fire Lanes) and all Water Easements (for hydrants, meters, etc).

8. A min. 20' water easement will be required, centered on the existing water line.

9. Show all proposed utility easements from the site plan including all proposed utility easements.

10. All proposed driveway approaches off of state roadways are subject to TXDOT approval and subject to change.

11. Drainage calculations will be reviewed at the time of engineering.

12. Pavement must be extended to edge.

13. 20' water easement required.

14. 10' utility easement required along Justin

15. Extend sewer all the way across your property line.

16. No signage, lighting, berms, or retaining walls are allowed within easements.

All lots must be detained for. All drainage leaving the site may not be increased from existing conditions.

FYI, offsite sewer oversize will need to be installed prior to any condominium development.

17. Why are you proposing 2 sewer services?

18. Must be within a drainage easement.

19. This existing 12" water main dead ends around this area. You will need to extend it south and tap into the existing 16" water main along I-30.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines will need to be placed underground.
- A TIA is required. Review fees apply. TIA must be approved before engineering permit may be issued. Improvements identified within TIA must be constructed.
- An Infrastructure study is required. Review fees apply. Improvements identified within the infrastructure must be constructed at a minimum.
- City driveway spacing requirements must be met along Justin. TXDOT driveway spacing requirements must be met along I-30 frontage and FM 3549 (Stodghill).
- Additional comments may be provided at time of Engineering.

Drainage Items:

- Detention is required. Drainage calculations based on property zoning, not land area use. Must detain to pre-developed flows.
- Existing flow patterns must be maintained.
- Detention ponds must be in a drainage easement located at the 2' freeboard elevation.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- An emergency spillway is required for the detention pond.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to detention pond. Minimum 2' above 100-year WSEL.
- All dumpster areas shall drain to an oil/water separator and then into the storm system.
- For drainage areas over 20 acres, the drainage design and study is sent to 3rd party consultant for review. Review fees apply.
- Must comply with the results of the drainage study, once completed.

Property drains in multiple directions. Multiple detention systems may be required depending on proposed drainage patterns. Drainage may not increase flowing off site from any basin.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Public sewer to be 8" minimum.
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Any utility connects across existing roadways must be completed by dry bore.
- Any utility work in TXDOT ROW will require TxDOT permit.

- Must install 12" water mains per City master plans. Dedicate easements. - Must continue 12" sewer main along Justin Road.
- Must comply with the results of the Water/Sewer Infrastructure study, once completed.
- Commercial sanitary sewer service line size is minimum 6" and must connect to a manhole.
- Water to be 10' separated from storm and sewer lines.
- Must install all water and sanitary sewer per Master Water and Wastewater Master Plan that is within or adjacent to property.

Roadway Paving Items:

- All new paving to be steel reinforced concrete.
- Fire lane to be 24' wide and in a platted easement.
- No dead-end parking allowed without a city approved turn around. - Parking to be 20'x9' min. All drive aisles to be a minimum of 24' in width.
- Sidewalk required along public and TXDOT roadways.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Must build the second half of Justin Road per the City master thoroughfare plans, along with street lights, irrigation sleeve, and sidewalks
- No median cuts will be allowed in FM 3549 (N. Stodghill Road) due to driveway spacing requirements.
- TXDOT spacing requirements along I-30 for 40MPH posted speed limit is 305 ft and you may not have a driveway in the ramp gore area. Driveway spacing from gore must meet TxDOT standards.
- TxDOT permit will be submitted by the City.
- Must comply with the results of the TIA, once completed.
- Must construct the remaining width (35' B-B) of Conveyor
- All median (including median nose) construction must meet City requirements

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- 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	Craig Foshee	10/14/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/10/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/21/2024	Approved w/ Comments

10/21/2024: Tie two corners to the State Plane Coordinate System (NAD83 North Central Texas 2276, Grid)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/09/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/22/2024	Approved

No Comments

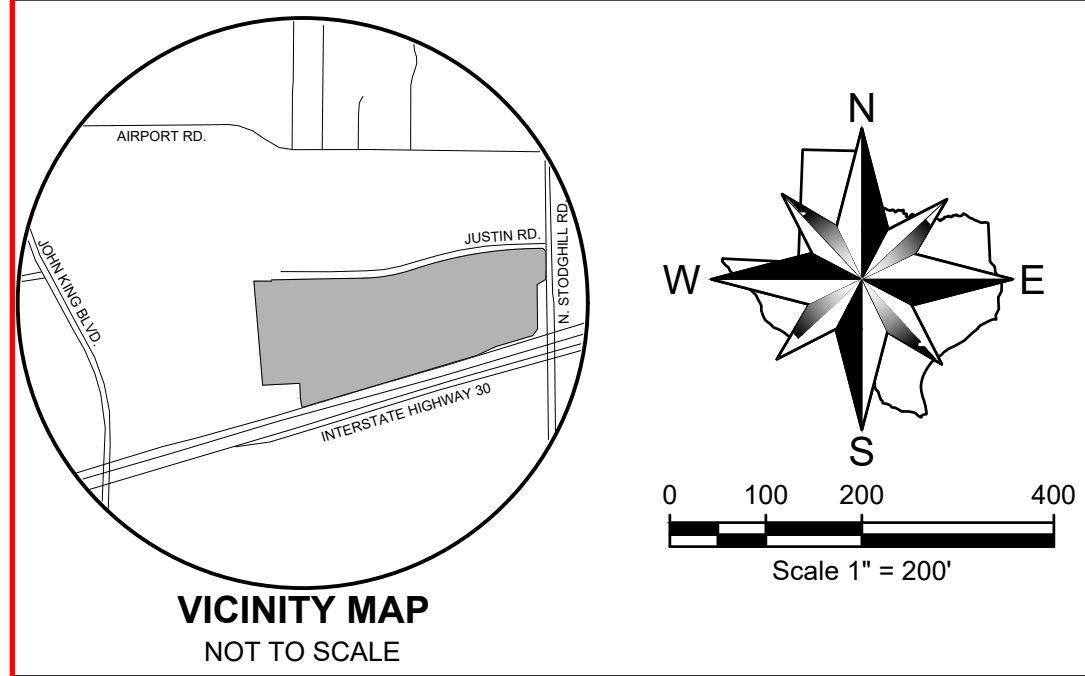
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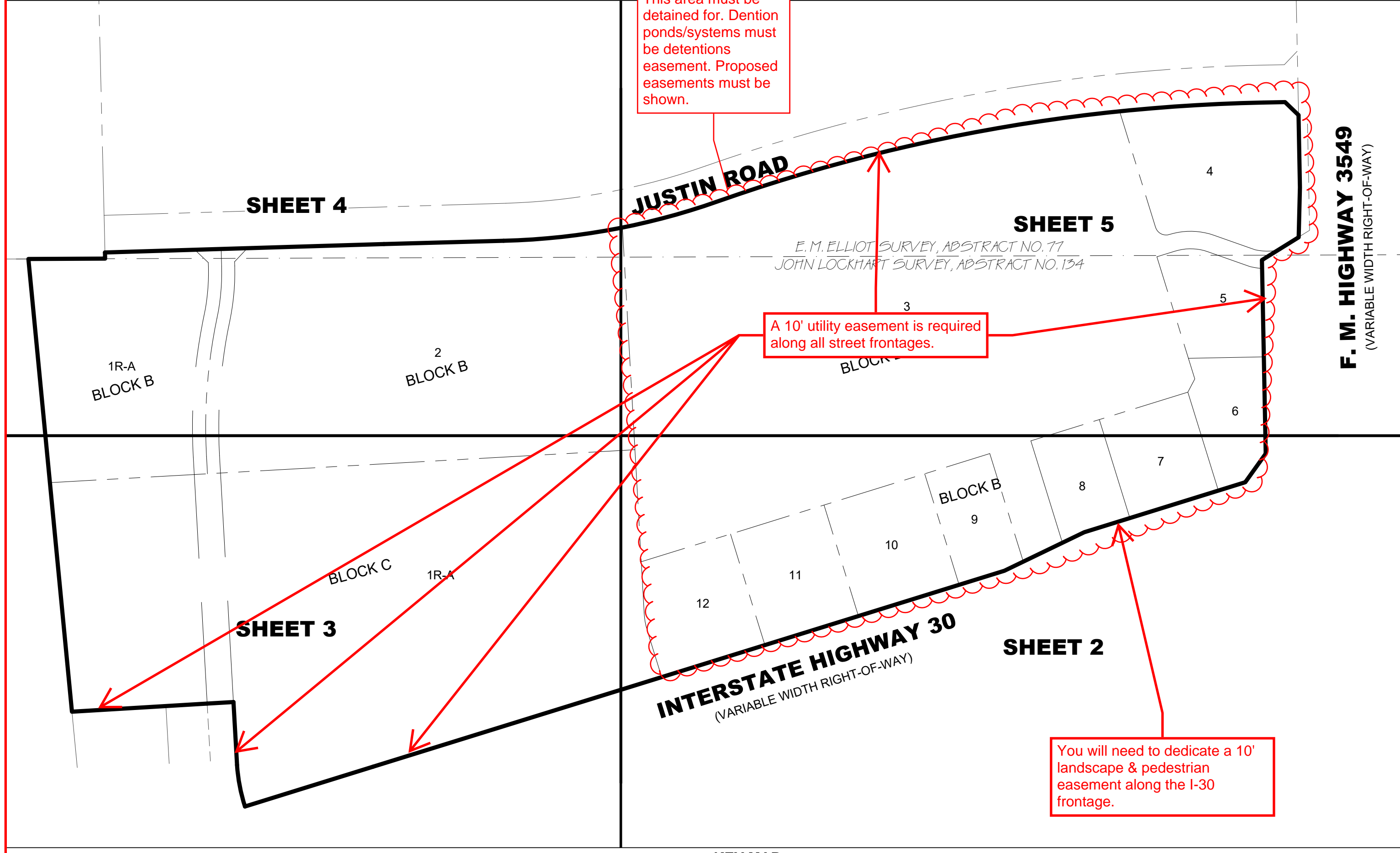
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 - TxDOT permit will be submitted by the City.
 - Must comply with the results of the TIA, once completed.
 - Must construct the remaining width (35' B-B) of Conveyor
 - All median (including median nose) construction must meet City requirements

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



GENERAL NOTES:

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).



INSURANCE RATE MAP
this property is within Flood
floodplain.

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CONSHOHOCKEN, PA 19228
(512) 492-2536
Jeannie De Fazio

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A,
BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY PROJECT NO. _____

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(972) 490-7098 FAX
Texas Engineers Registration No. 89 (972) 490-7094
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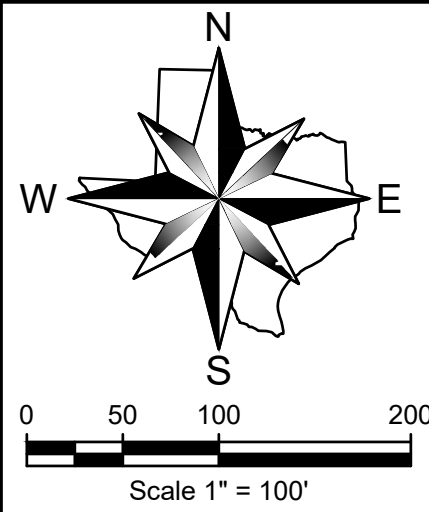
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420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
67.476 ACRES

Date : 09.11.24
Scale : 1" = 200'
File : 63406.00-PPLT
Project No. : 63406.00

SHEET 1 OF 6

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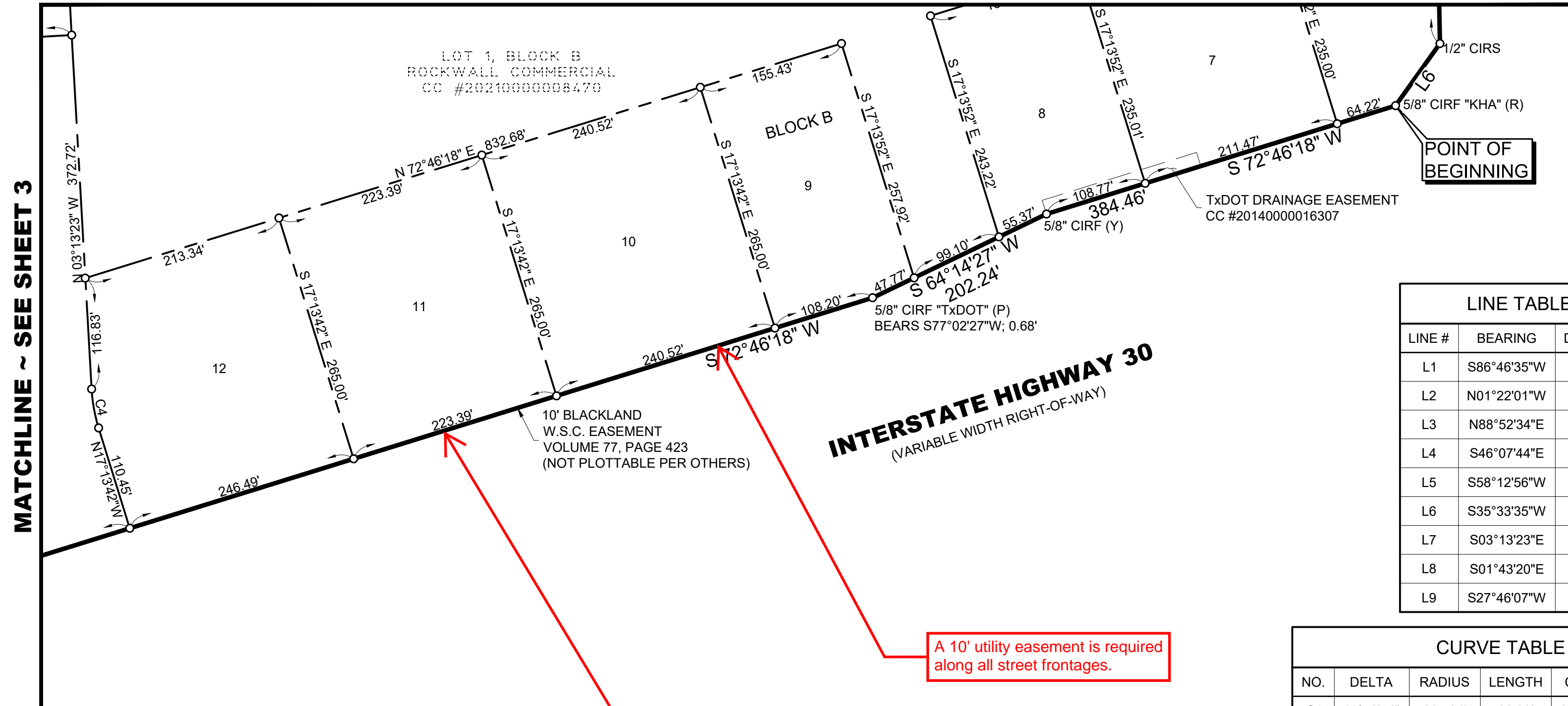


ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
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PKS	PK nail set
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CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

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MATCHLINE ~ SEE SHEET 5



LINE #	BEARING	DISTANCE
L1	S86°46'35"W	60.17'
L2	N01°22'01"W	14.03'
L3	N88°52'34"E	49.83'
L4	S46°07'44"E	42.83'
L5	S58°12'56"W	98.69'
L6	S35°33'35"W	80.25'
L7	S03°13'23"E	39.51'
L8	S01°43'20"E	39.59'
L9	S27°46'07"W	33.94'

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°52'54"	397.84'	96.39'	96.15'	S10°51'14"E
C2	15°08'20"	1,199.92'	317.05'	316.12'	S04°20'47"W
C3	13°38'17"	500.00'	119.01'	118.73'	N05°05'49"E
C4	14°00'30"	170.00'	41.56'	41.46'	S10°13'37"E
C8	22°56'19"	130.00'	52.05'	51.70'	S88°46'59"E
C9	36°58'01"	160.00'	103.23'	101.45'	N89°05'33"W
C10	90°20'41"	25.00'	39.42'	35.46'	S62°24'13"E
C11	9°17'14"	170.00'	27.56'	27.53'	S81°06'54"E
C12	36°37'20"	120.00'	76.70'	75.40'	N88°55'13"W

INTERSTATE HIGHWAY 30
 (VARIABLE WIDTH RIGHT-OF-WAY)

MATCHLINE ~ SEE SHEET 3

LOT 1, BLOCK B
 ROCKWALL COMMERCIAL
 CC #20210000008470

POINT OF BEGINNING

10' BLACKLAND
 W.S.C. EASEMENT
 VOLUME 77, PAGE 423
 (NOT PLOTTABLE PER OTHERS)

TxDOT DRAINAGE EASEMENT
 CC #20140000016307

A 10' utility easement is required
 along all street frontages.

You will need to dedicate a 10'
 landscape & pedestrian
 easement along the I-30
 frontage.

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

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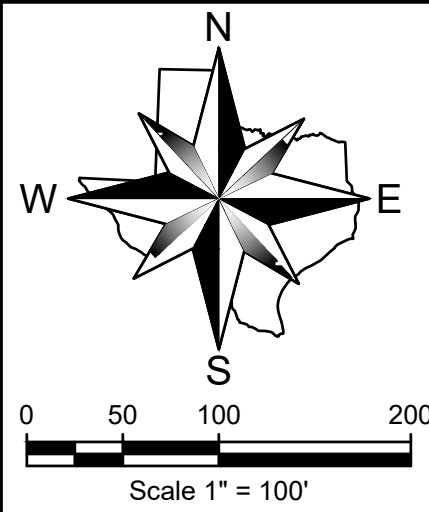
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 67.476 ACRES

Date : 09.11.24
 Scale : 1" = 100'
 File : 63406.00-PPLT
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SHEET
2
OF
6



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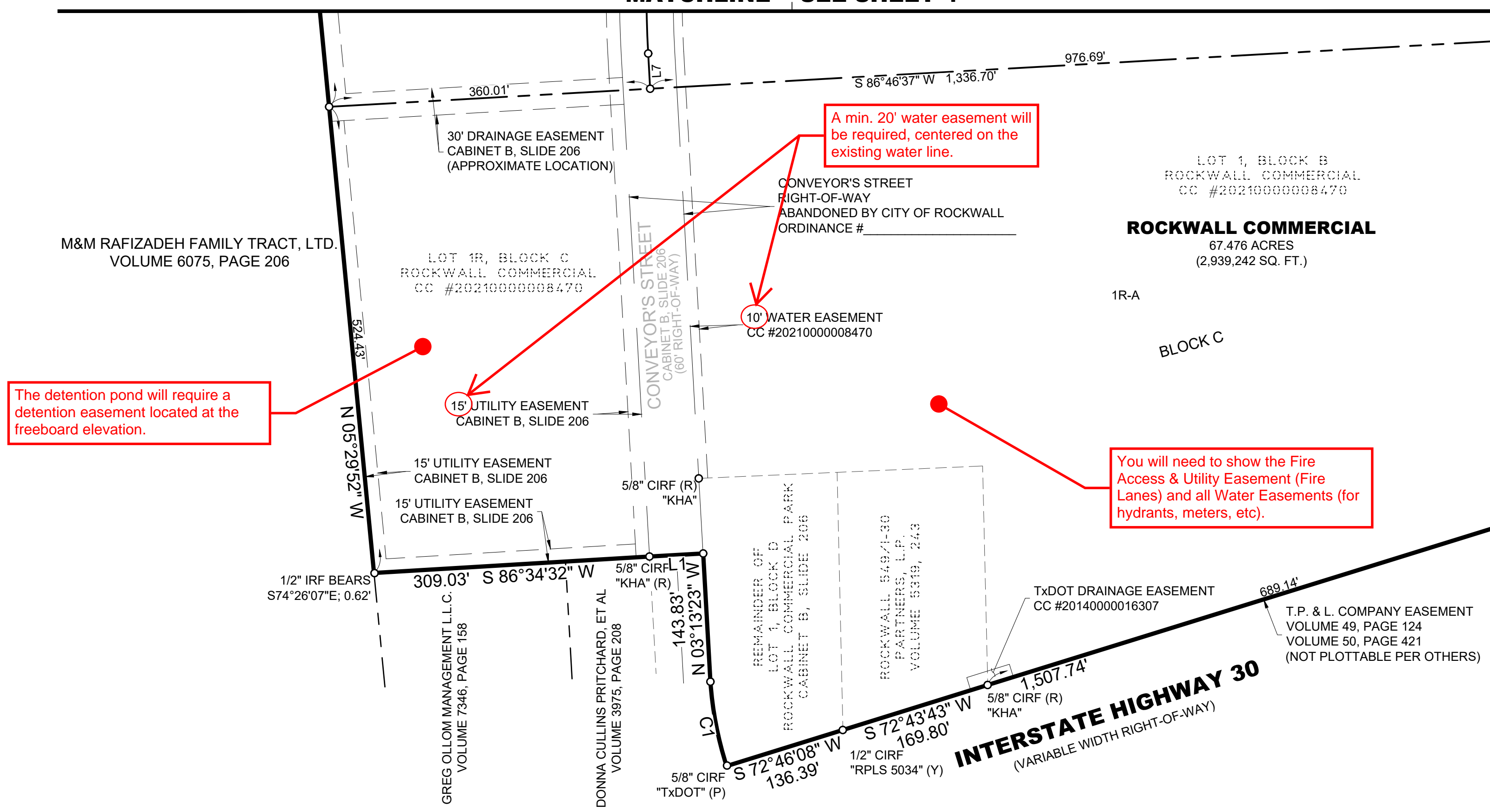
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SHEET
3
OF
6

MATCHLINE ~ SEE SHEET 4

MATCHLINE ~ SEE SHEET 2



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Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

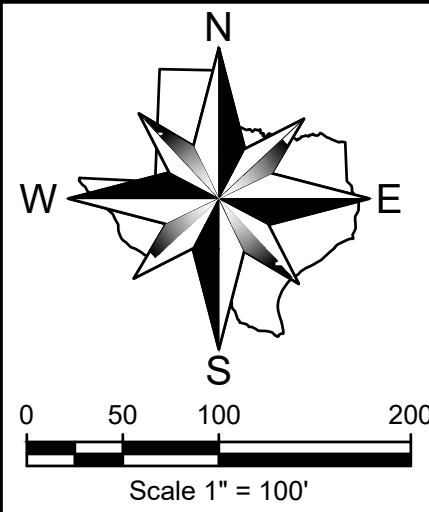
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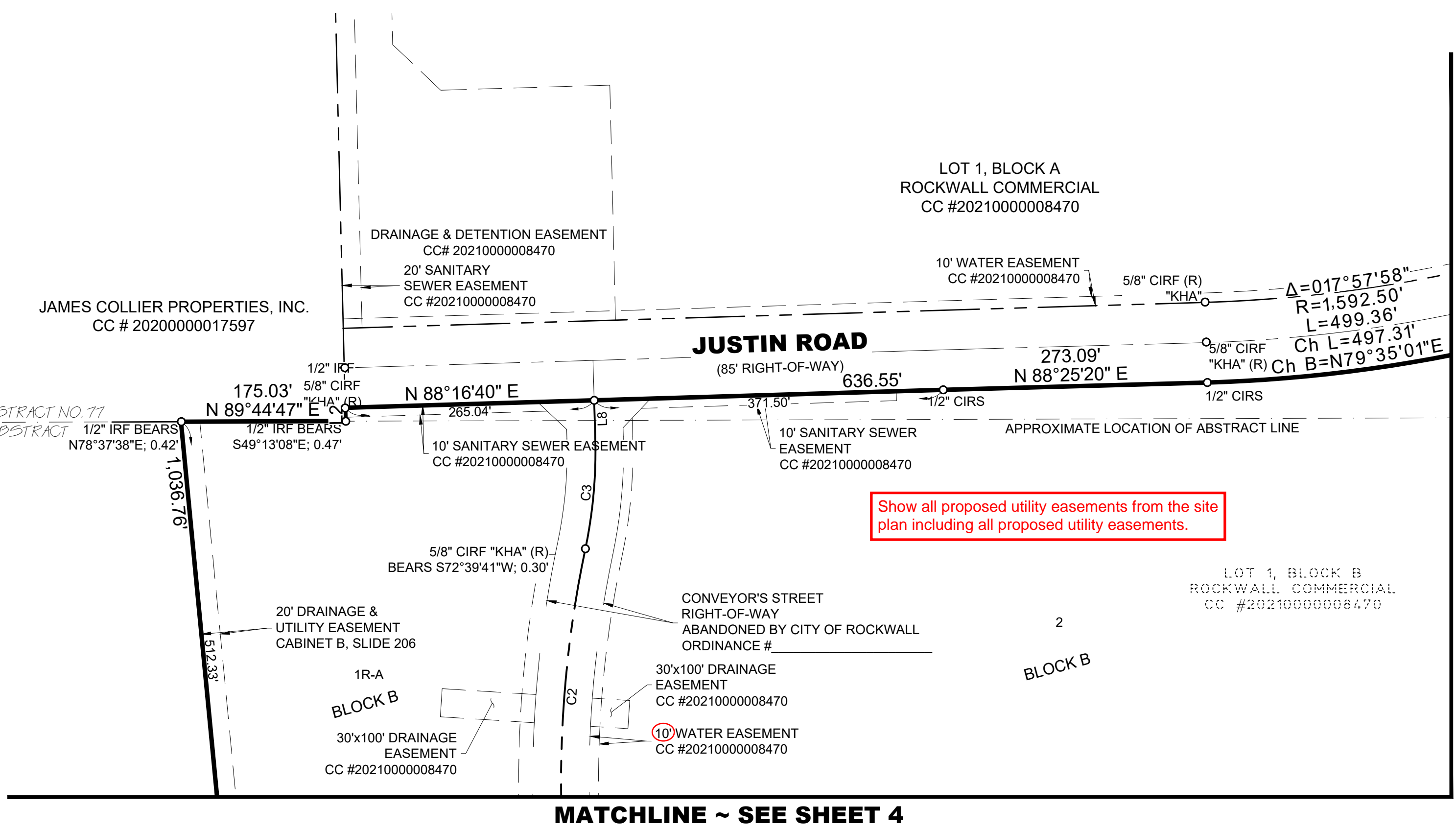
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 67.476 ACRES

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SHEET 4 of 6



MATCHLINE ~ SEE SHEET 5

MATCHLINE ~ SEE SHEET 4

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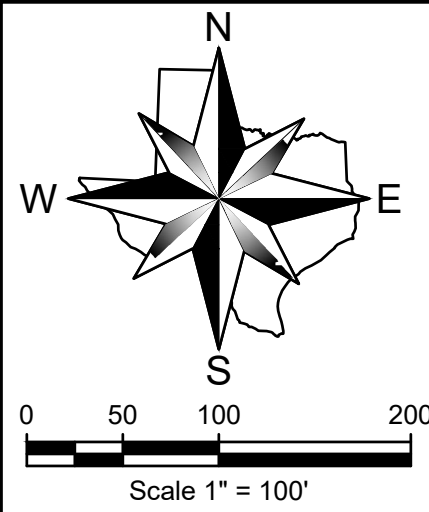
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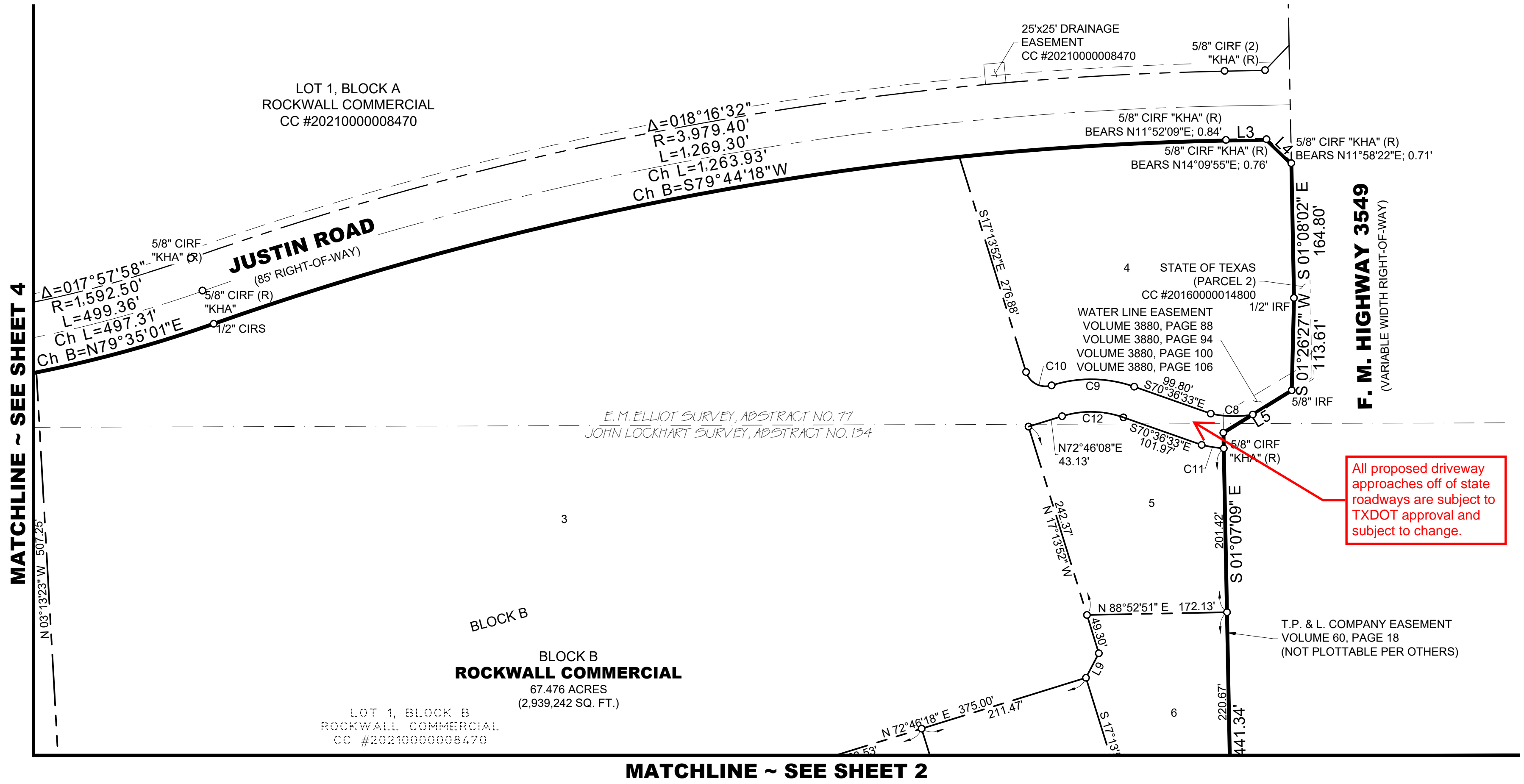
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 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
 67.476 ACRES

Date : 09.11.24	Scale : 1" = 100'	File : 63406.00-PPLT	Project No. : 63406.00
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SHEET
5
6
9



All proposed driveway approaches off of state roadways are subject to TXDOT approval and subject to change.

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DETENTION POND 1

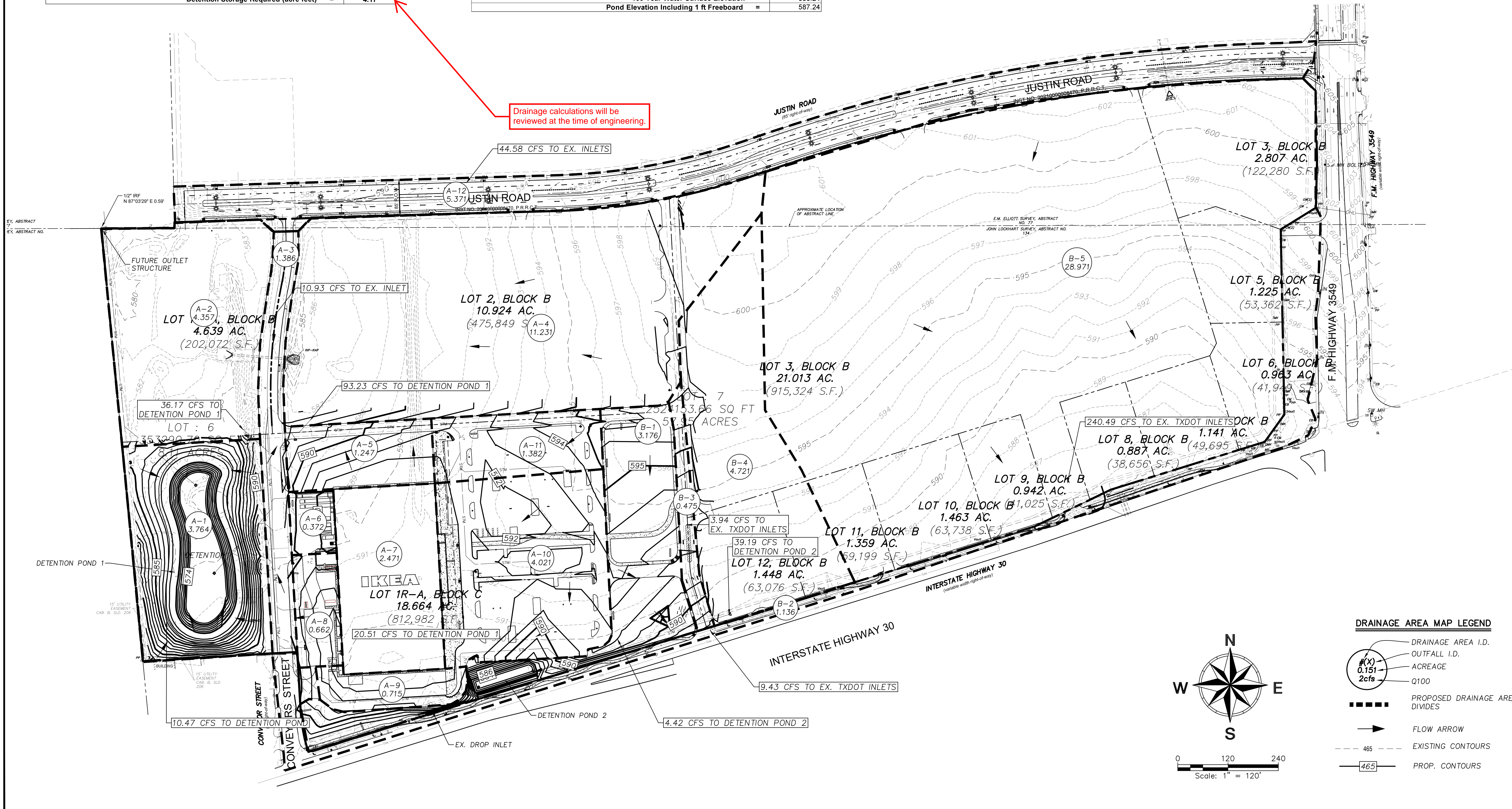
DETENTION POND CALCULATIONS Table 1				Storm Event	Existing Flow Rate	ISWM Rainfall Data	
MIN	I-100YR	C*	TOTAL AREA (ac)	100 Year	71.15 cfs	e	0.75652
				TOTAL CFS	TOTAL FLOW	b	98.870
				TOTAL CFS	TOTAL FLOW	d	13
5	11.10	0.83	28.83	265.14	79543	21344	58199
10	9.22	0.83	28.83	220.26	132159	42687	89472
15	7.95	0.83	28.83	189.81	170827	53359	117468
20	7.02	0.83	28.83	167.62	201147	64031	137117
30	5.75	0.83	28.83	137.20	246967	85374	161593
40	4.90	0.83	28.83	117.13	281113	106718	174395
50	4.30	0.83	28.83	102.77	308321	128061	180260
60	3.85	0.83	28.83	91.93	330963	149405	181559
120	2.45	0.83	28.83	58.40	420450	277466	142985
180	1.84	0.83	28.83	44.06	475853	405527	70326
360	1.12	0.83	28.83	26.77	578127	789710	-211583
720	0.67	0.83	28.83	16.05	693576	1558076	-864500
1440	0.40	0.83	28.83	9.57	826637	3094808	-2288170
				Detention Storage Required (cubic feet)	=	181,559	
				Detention Storage Required (acre feet)	=	4.17	

DETENTION POND 2

DETENTION POND CALCULATIONS Table 1				Storm Event	Existing Flow Rate	ISWM Rainfall Data	
MIN	I-100YR	C*	TOTAL AREA (ac)	100 Year	23 cfs	e	0.75652
				TOTAL CFS	TOTAL FLOW	b	98.870
				TOTAL CFS	TOTAL FLOW	d	13
5	11.10	0.76	4.81	40.62	12187	6900	5287
10	9.22	0.76	4.81	33.75	20249	13800	6449
15	7.95	0.76	4.81	29.08	26174	17250	8924
20	7.02	0.76	4.81	25.68	30820	20700	10120
30	5.75	0.76	4.81	21.02	37840	27600	10240
40	4.90	0.76	4.81	17.95	43072	34500	8572
50	4.30	0.76	4.81	15.75	47241	41400	5841
60	3.85	0.76	4.81	14.09	50710	48300	2410
120	2.45	0.76	4.81	8.95	64421	89700	-25279
180	1.84	0.76	4.81	6.75	72910	131100	-58190
360	1.12	0.76	4.81	4.10	88580	255300	-166720
720	0.67	0.76	4.81	2.46	106269	503700	-397431
1440	0.40	0.76	4.81	1.47	126657	1000500	-873843
				Detention Storage Required (cubic feet)	=	10,240	
				Detention Storage Required (acre feet)	=	0.24	
				100 Year Water Surface Elevation	=	586.24	
				Pond Elevation Including 1 ft Freeboard	=	587.24	

I.D. NO.	AREA (AC.)	Tc (MIN)	PROPOSED DRAINAGE FLOW CALCULATIONS												COMMENTS
			5-YEAR				25-YEAR				100-YEAR				
			C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	
A-1	3.764	15.0	0.35	1.00	4.97	6.55	0.35	1.00	6.51	8.57	0.35	1.00	7.95	10.47	DETENTION POND 1
A-2	4.357	10.0	0.90	1.00	5.85	22.96	0.90	1.00	7.59	29.74	0.90	1.00	9.22	36.17	INLET A-2
A-3	1.386	10.0	0.90	1.00	5.85	7.30	0.90	1.00	7.59	9.46	0.90	1.00	9.22	11.51	EX. INLET
A-4	11.231	10.0	0.90	1.00	5.85	59.17	0.90	1.00	7.59	76.67	0.90	1.00	9.22	93.23	INLET A-4
A-5	1.247	10.0	0.90	1.00	5.85	6.57	0.90	1.00	7.59	8.51	0.90	1.00	9.22	10.35	INLET A-5
A-6	0.372	10.0	0.90	1.00	5.85	1.96	0.90	1.00	7.59	2.54	0.90	1.00	9.22	3.09	INLET A-6
A-7	2.471	15.0	0.35	1.00	4.97	4.30	0.35	1.00	6.51	5.63	0.35	1.00	7.95	6.87	ROOF DRAINS
A-8	0.662	10.0	0.90	1.00	5.85	3.49	0.90	1.00	7.59	4.52	0.90	1.00	9.22	5.50	INLET A-8
A-9	0.715	10.0	0.90	1.00	5.85	3.77	0.90	1.00	7.59	4.88	0.90	1.00	9.22	5.94	INLET A-9
A-10	4.021	10.0	0.90	1.00	5.85	21.19	0.90	1.00	7.59	27.45	0.90	1.00	9.22	33.38	INLET A-10
A-11	1.382	10.0	0.90	1.00	5.85	7.28	0.90	1.00	7.59	9.43	0.90	1.00	9.22	11.47	INLET A-11
A-12	5.371	10.0	0.90	1.00	5.85	28.30	0.90	1.00	7.59	36.67	0.90	1.00	9.22	44.58	TO EX. INLETS
Total	36.979					172.825			224.077			272.552	CFS		

Drainage calculations will be reviewed at the time of engineering.



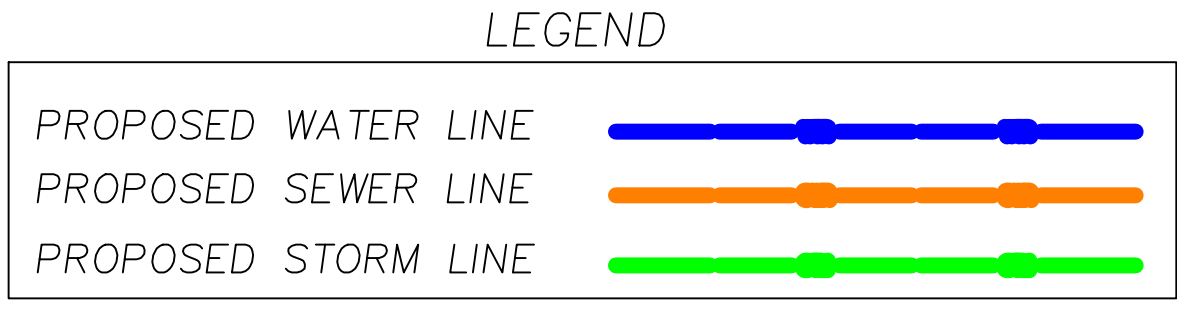
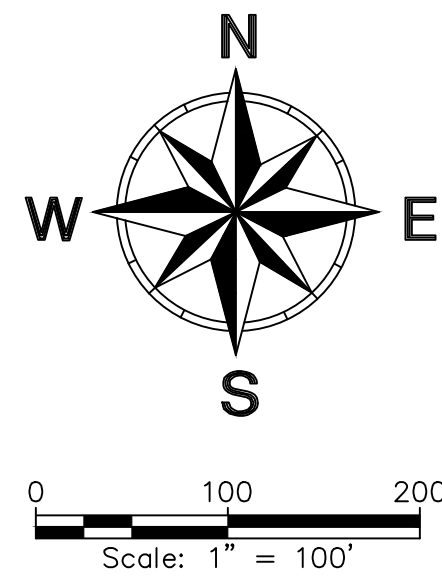
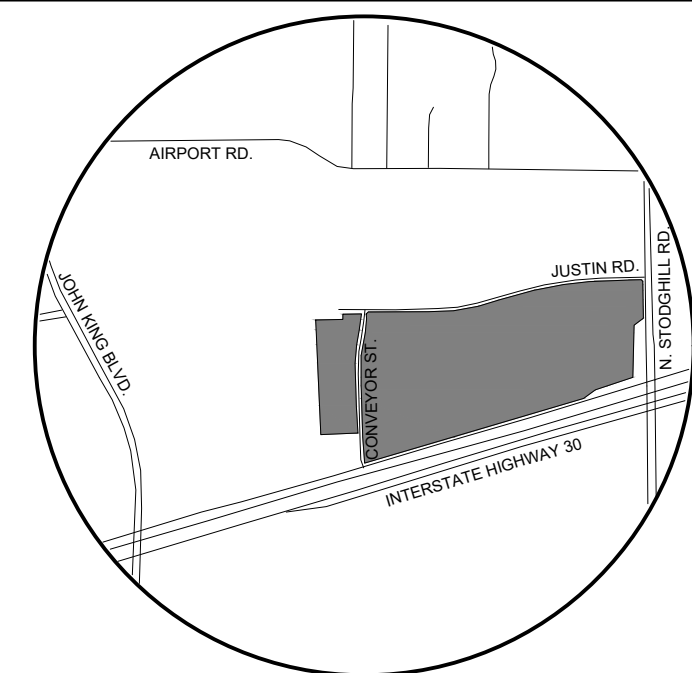
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 ROCKWALL, TEXAS 75087
 (972) 960-7099
 Texas Engineer Registration No. 89
 Texas Surveyor Registration No. 100866-00
 Copyright © 2024, Winkelmann & Associates, Inc.

PROPOSED DRAINAGE AREA MAP
 I-30 FRONTAGE RD & FM 3549
 ROCKWALL, TX

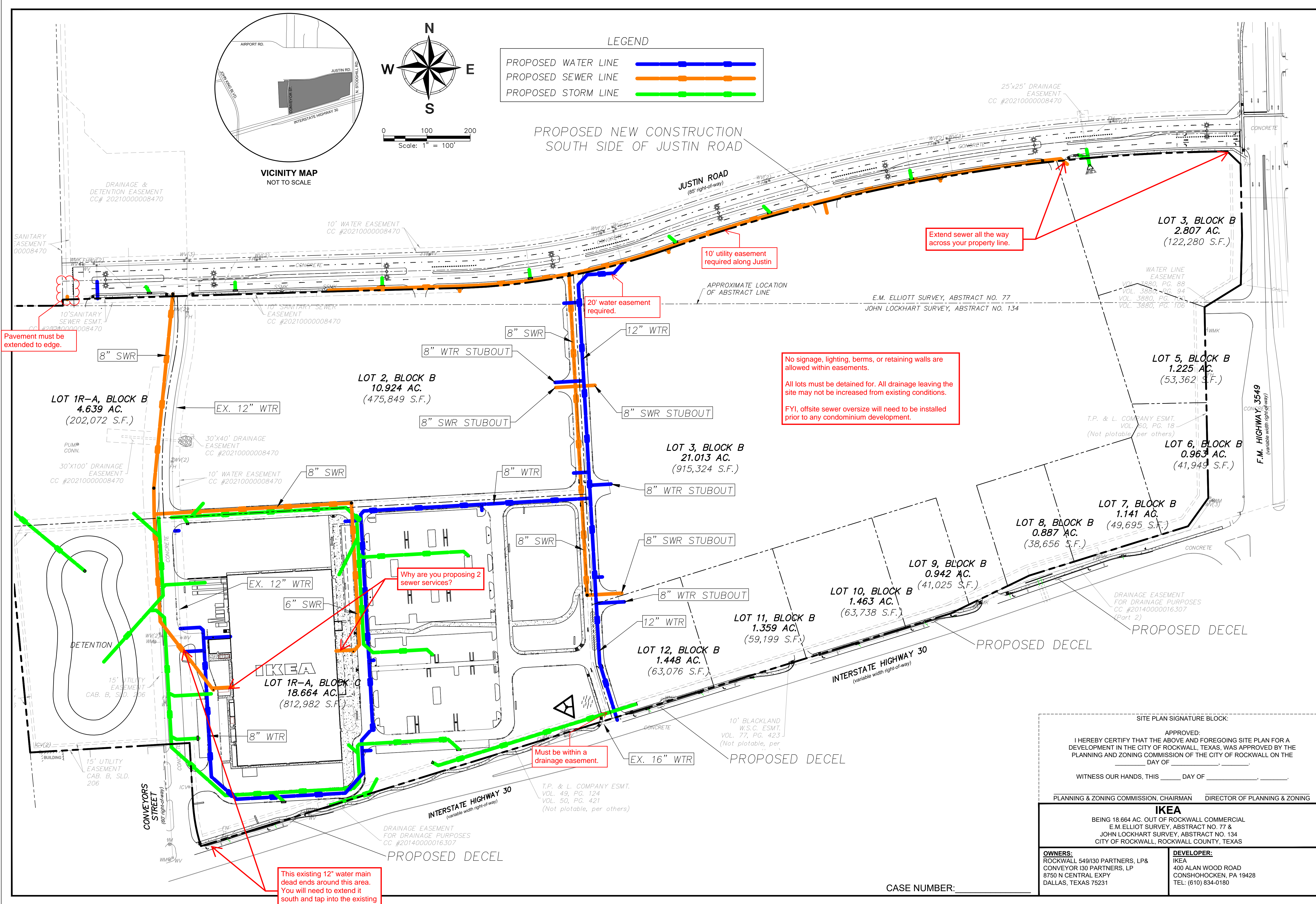
C-06.01

No.	DATE	REVISION	APPROVAL
6.			
5.			
4.			
3.			
2.			
1.			

LAST SAVED BY: C04J054, October 2, 2024



PROPOSED NEW CONSTRUCTION SOUTH SIDE OF JUSTIN ROAD



Pavement must be extended to edge.

10' utility easement required along Justin

Extend sewer all the way across your property line.

No signage, lighting, berms, or retaining walls are allowed within easements.
 All lots must be detained for. All drainage leaving the site may not be increased from existing conditions.
 FYI, offsite sewer oversize will need to be installed prior to any condominium development.

Why are you proposing 2 sewer services?

Must be within a drainage easement.

This existing 12" water main dead ends around this area. You will need to extend it south and tap into the existing 16" water main along I-30.

CIVIL ENGINEER: **Winkelmann & Associates, Inc.**
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILGREET PLAZA DR., SUITE 215 (972) 490-7090
 FORT WORTH, TEXAS 76116-7000
 Texas Surveyors Registration No. 107866-00
 Contract # 19234, Measurement & Associates, Inc.

No.	DATE	REVISION	APPROVAL
6.			
5.			
4.			
3.			
2.			
1.			

10-01-2024

PRELIMINARY UTILITY PLAN
 NWC OF I-30 & STODGILL RD.
 ROCKWALL, TEXAS 75087

SITE PLAN SIGNATURE BLOCK:
 APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____
 WITNESS OUR HANDS, THIS _____ DAY OF _____
 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

IKEA
 BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
 ROCKWALL 549/130 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP
 8750 N CENTRAL EXPY DALLAS, TEXAS 75231

DEVELOPER:
 IKEA
 400 ALAN WOOD ROAD CONSHOCKEN, PA 19428
 TEL: (610) 834-0180

CASE NUMBER:



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 Northwest corner of FM 3549 & I-30

SUBDIVISION Rockwall Commercial LOT 1, 1R, 1 BLOCK A,B,C

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Mixed-Use

ACREAGE 67.475 LOTS [CURRENT] 3 LOTS [PROPOSED] 13 total

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

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

OWNER Rockwall 549/I-30 PARTNERS LP / CONVEYOR I-30 PARTNERS LP

APPLICANT Winkelmann & Associates, Inc.

CONTACT PERSON JAMES J. MELINO

CONTACT PERSON Will Winkelmann

ADDRESS 8750 N. CENTRAL EXPRESSWAY
SUITE 1735

ADDRESS 6750 Hillcrest Plaza Dr.
Suite 215

CITY, STATE & ZIP DALLAS, TX 75231

CITY, STATE & ZIP Dallas, TX 75230

PHONE 214-532-3924

PHONE 214-549-7296

E-MAIL jim@CAMBRIDGE COS. COM

E-MAIL will@winkelmann.com

NOTARY VERIFICATION [REQUIRED]

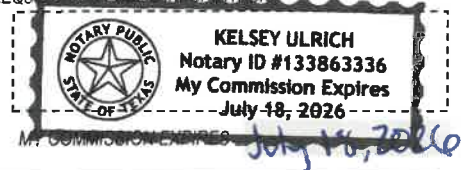
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James J. Melino, Authorized Representative of [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: Rockwall 549/I-30 Partners, L.P. and Conveyor/I-30 Partners, L.P.

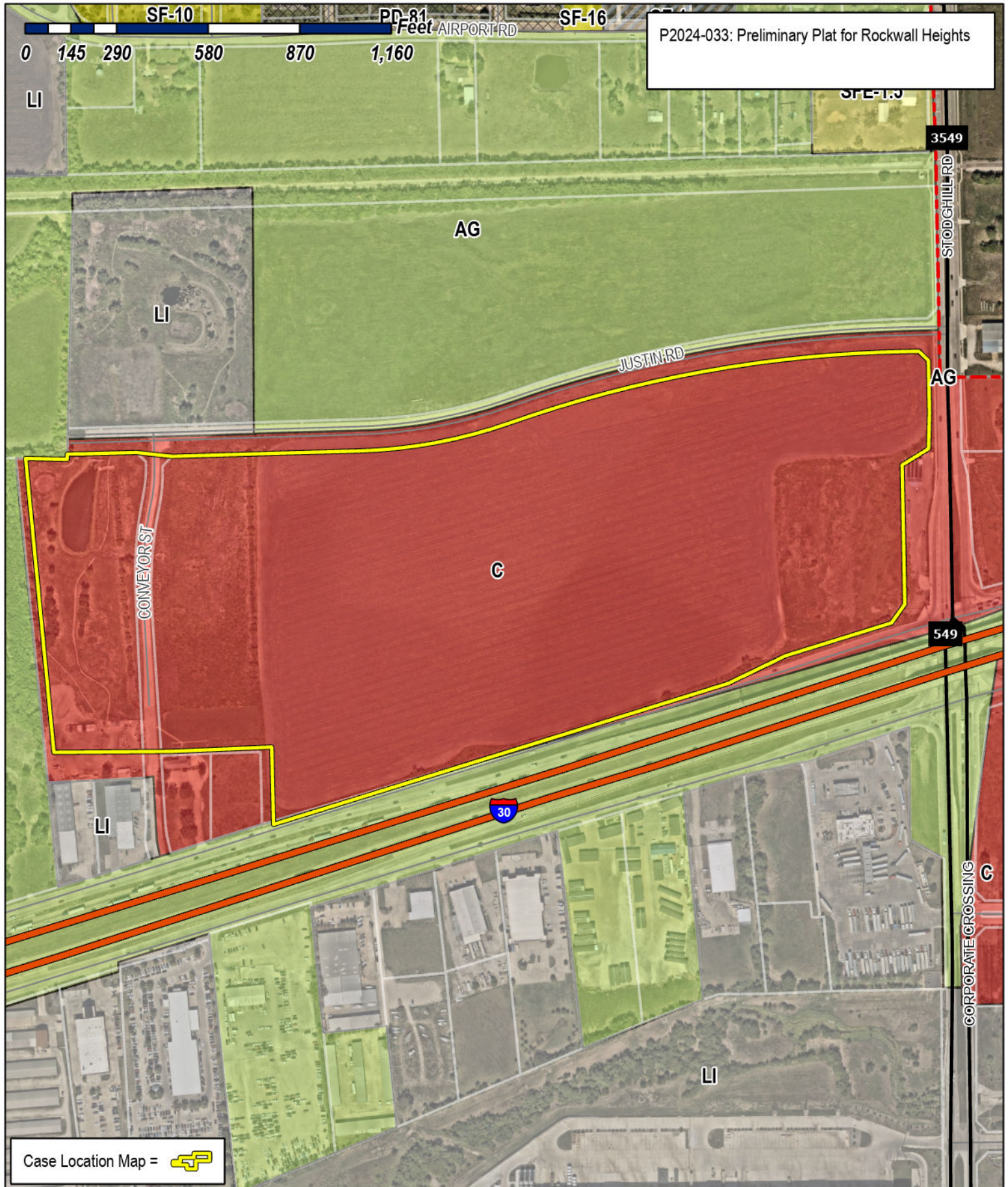
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF September, 2024. BY SIGNING THIS APPLICATION, 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 4th DAY OF September, 2024.


OWNER'S SIGNATURE *James J. Melino*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *Kelsey Ulrich*





P2024-033: Preliminary Plat for Rockwall Heights

Case Location Map = 



City of Rockwall

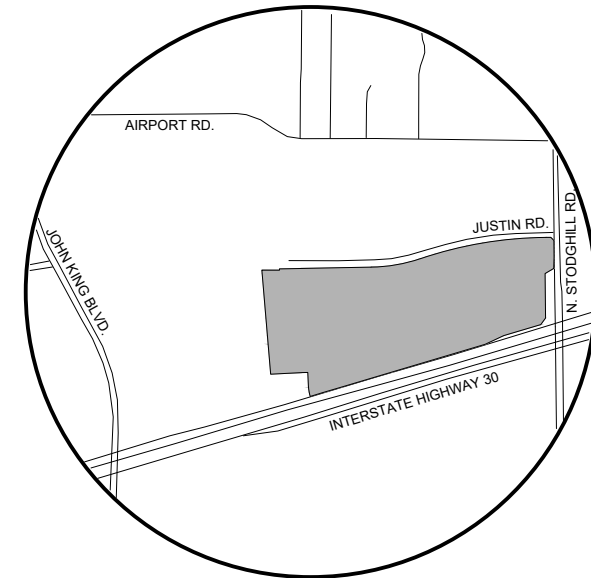
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

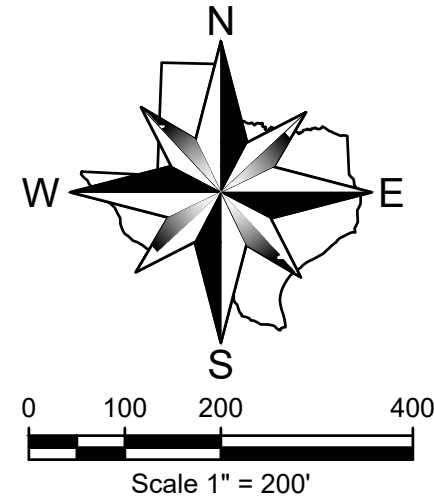


ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

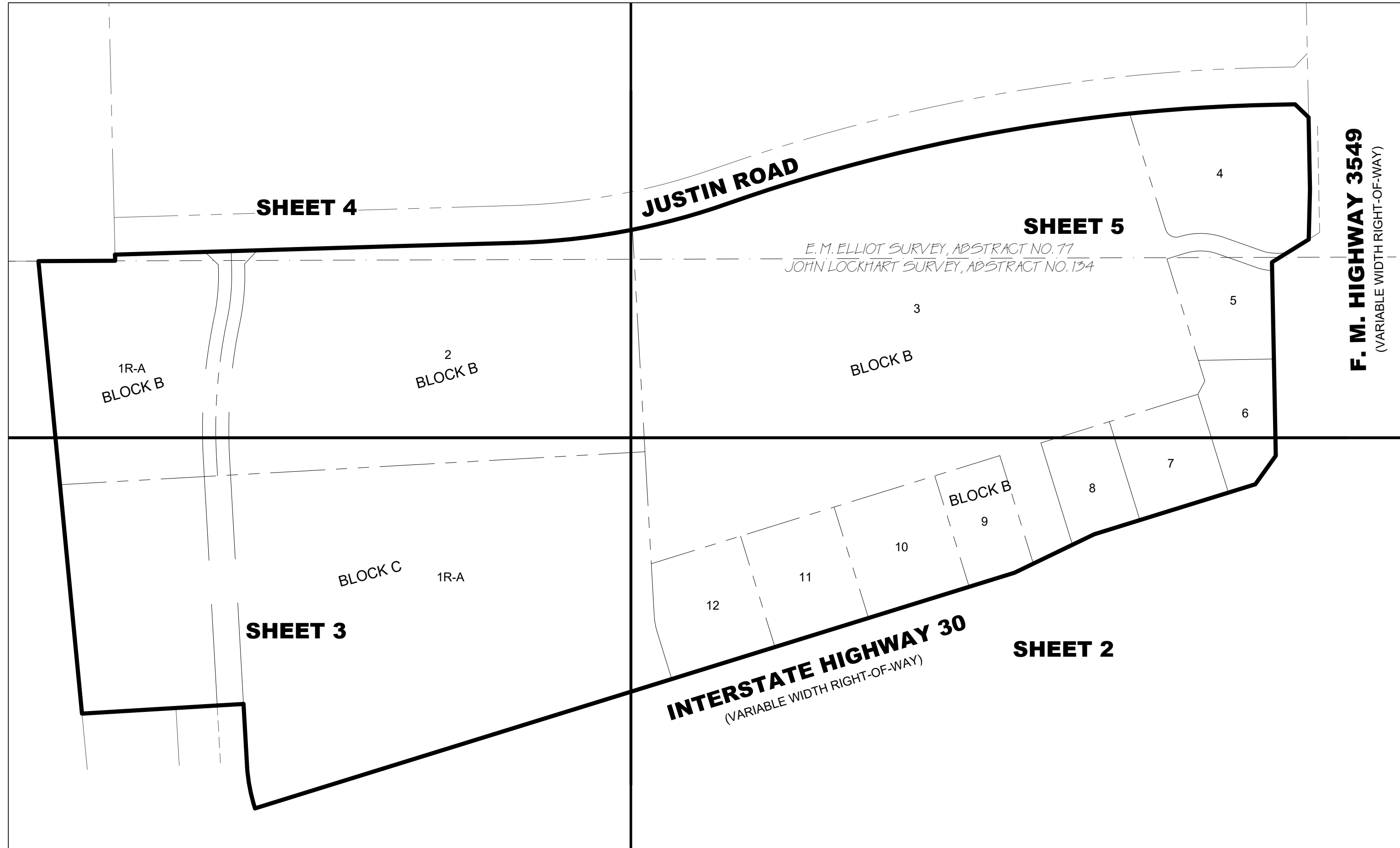
- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

AREA TABLE (Block C)

LOT	BLOCK	SQ. FT.	ACRES
1R-A	C	812,984	18.664

AREA TABLE (Block B)

LOT	BLOCK	SQ. FT.	ACRES
1R-A	B	202,072	4.639
2	B	475,849	10.924
3	B	931,170	21.377
4	B	112,195	2.576
5	B	47,623	1.093
6	B	41,949	0.963
7	B	49,695	1.141
8	B	38,656	0.887
9	B	41,025	0.942
10	B	63,738	1.463
11	B	59,199	1.359
12	B	63,076	1.448



KEY MAP
Scale 1" = 200'

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ENGINEER/SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNERS
Rockwall 549/I-30 partners, LP & Conveyor I-30 Partners, L.P.
8750 N. Central Expressway,
Suite 1735
Dallas, Texas 75231
(214) 532-3924
James (Jim) Melino

DEVELOPER
IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228
(512) 492-2536
Jeannie De Fazio

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A,
BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S
INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1,
BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN
CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
ABSTRACT NO. 134
CITY PROJECT NO. _____

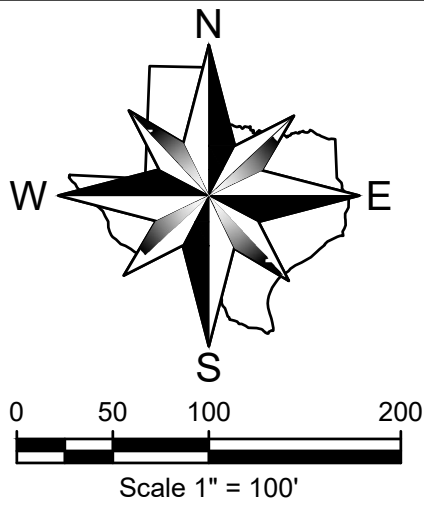
Date : 09.11.24
Scale : 1" = 200'
File : 63406.00-PPLT
Project No : 63406.00

SHEET
1
OF
6

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
67.476 ACRES

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN
LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS
IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228

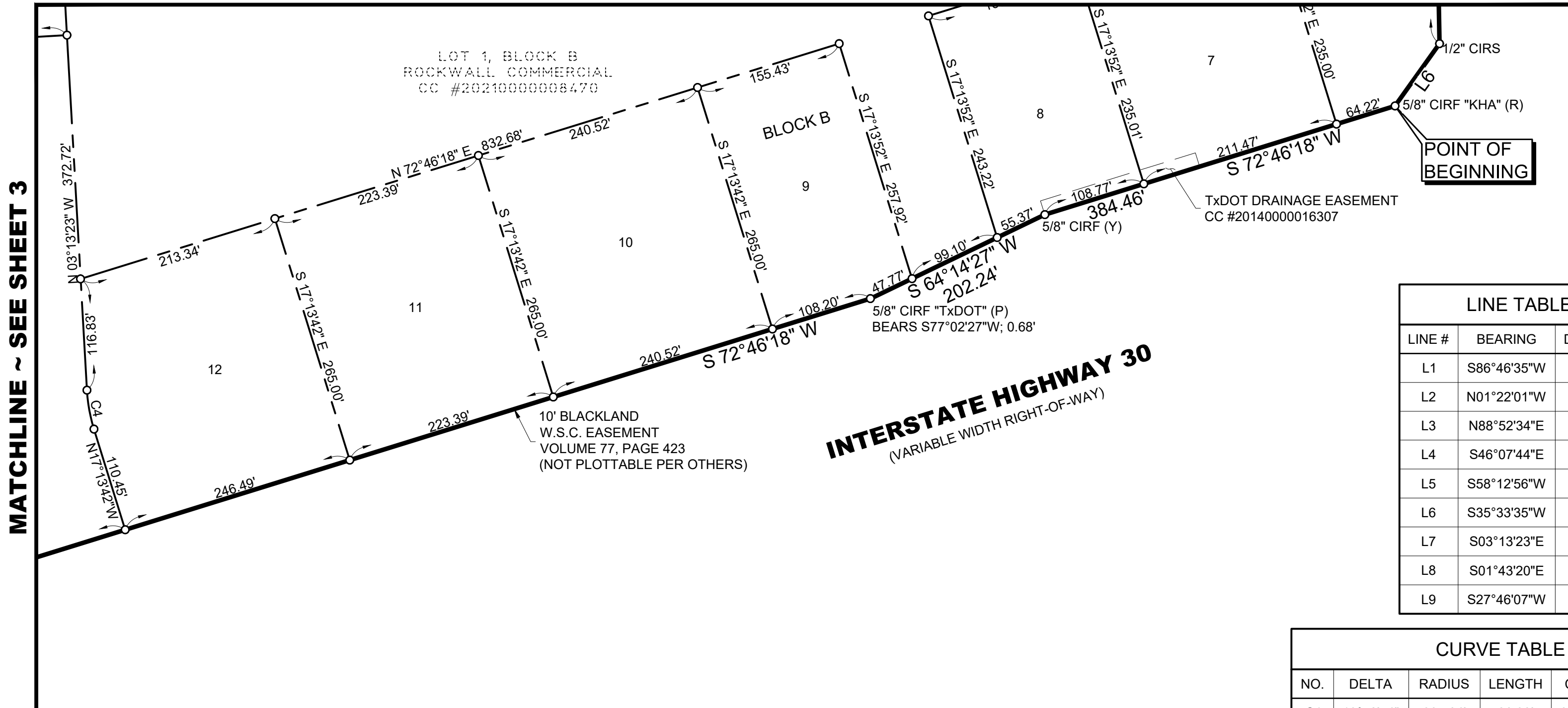
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX
Texas Engineers Registration No. 89 09024
Texas Surveyors Registration No. 100000004
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ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

MATCHLINE ~ SEE SHEET 5



LINE TABLE

LINE #	BEARING	DISTANCE
L1	S86°46'35"W	60.17'
L2	N01°22'01"W	14.03'
L3	N88°52'34"E	49.83'
L4	S46°07'44"E	42.83'
L5	S58°12'56"W	98.69'
L6	S35°33'35"W	80.25'
L7	S03°13'23"E	39.51'
L8	S01°43'20"E	39.59'
L9	S27°46'07"W	33.94'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°52'54"	397.84'	96.39'	96.15'	S10°51'14"E
C2	15°08'20"	1,199.92'	317.05'	316.12'	S04°20'47"W
C3	13°38'17"	500.00'	119.01'	118.73'	N05°05'49"E
C4	14°00'30"	170.00'	41.56'	41.46'	S10°13'37"E
C8	22°56'19"	130.00'	52.05'	51.70'	S88°46'59"E
C9	36°58'01"	160.00'	103.23'	101.45'	N89°05'33"W
C10	90°20'41"	25.00'	39.42'	35.46'	S62°24'13"E
C11	9°17'14"	170.00'	27.56'	27.53'	S81°06'54"E
C12	36°37'20"	120.00'	76.70'	75.40'	N88°55'13"W

MATCHLINE ~ SEE SHEET 3

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF BEGINNING

PRELIMINARY PLAT

ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C

BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20210000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206 ROCKWALL, ROCKWALL COUNTY, TEXAS 67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY PROJECT NO. _____

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

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ENGINEER/SURVEYOR

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(972) 490-7090

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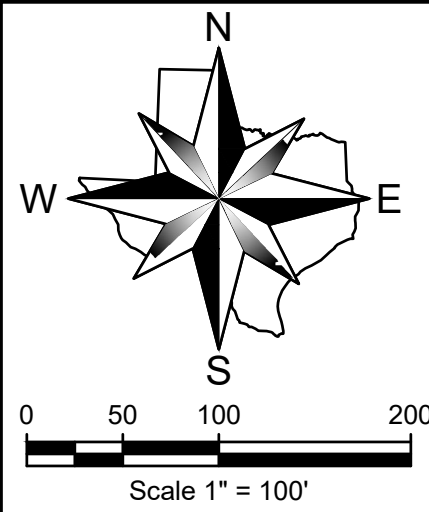
E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134 ROCKWALL COUNTY, TEXAS
IKEA PROPERTY INC.
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CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
67.476 ACRES

Date : 09.11.24
Scale : 1" = 100'
File : 63406.00-PPLT
Project No. : 63406.00

SHEET
2
OF
6

Winkelmann & Associates, Inc.
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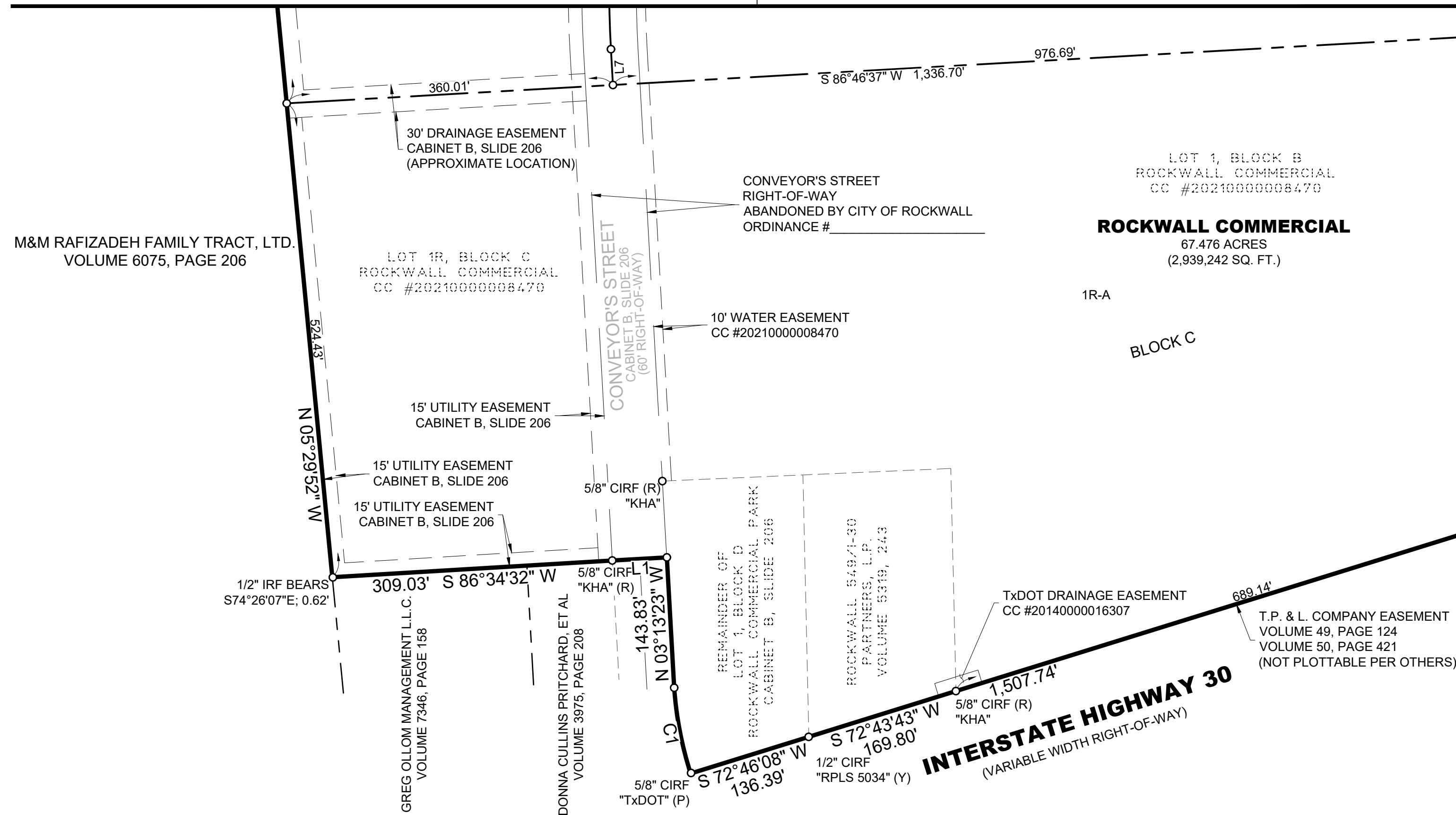


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CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
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MATCHLINE ~ SEE SHEET 4



MATCHLINE ~ SEE SHEET 2

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 ROCKWALL COUNTY, TEXAS
 IKEA PROPERTY INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
 67.476 ACRES

Date : 09.11.24
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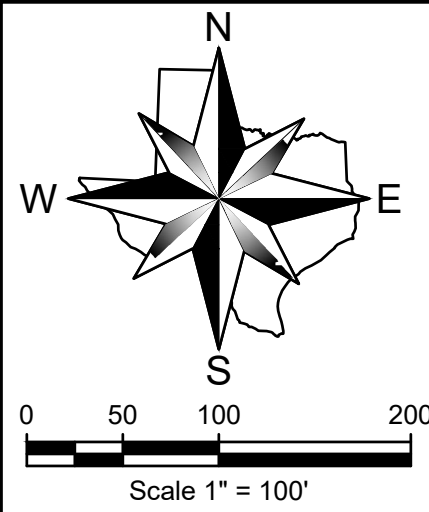
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SHEET
3
OF
6



ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 (972) 490-7090
 (972) 490-7099 FAX
 Texas Engineers Registration No. 89 00000004
 Texas Surveyors Registration No. 1000000004
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 ROCKWALL COUNTY, TEXAS
 IKEA PROPERTY INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
 67.476 ACRES

Date : 09.11.24
Scale : 1" = 100'
File : 63406.00-PPLT
Project No. : 63406.00

SHEET
4
OF
6

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

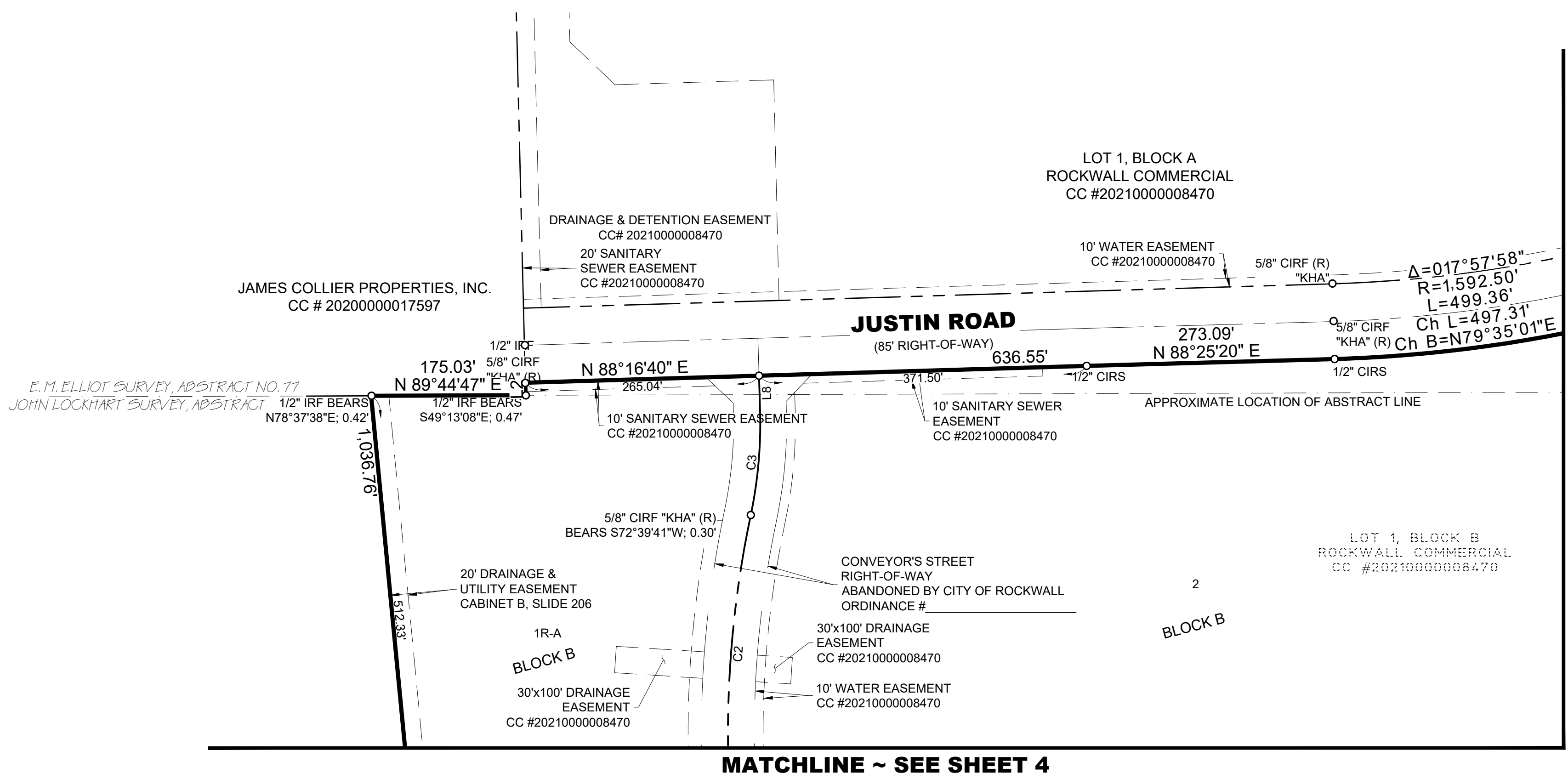
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ENGINEER/SURVEYOR
 Winkelmann & Assoc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 (972) 490-7090

OWNERS
 Rockwall 549/I-30 partners, LP & Conveyor I-30 Partners, L.P.
 8750 N. Central Expressway,
 Suite 1735
 Dallas, Texas 75231
 (214) 532-3924
 James (Jim) Melino

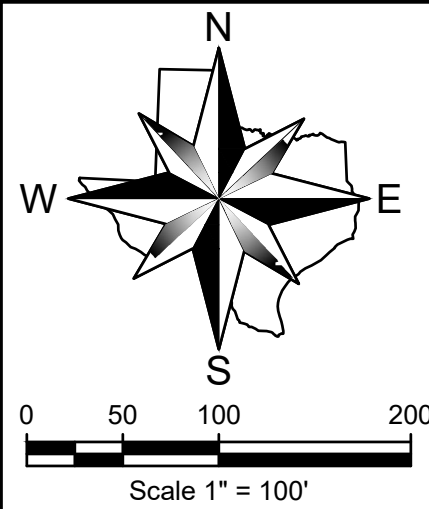
DEVELOPER
 IKEA PROPERTY INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19228
 (512) 492-2536
 Jeannie De Fazio

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
 BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20210000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
 ROCKWALL, ROCKWALL COUNTY, TEXAS
 67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 CITY PROJECT NO. _____



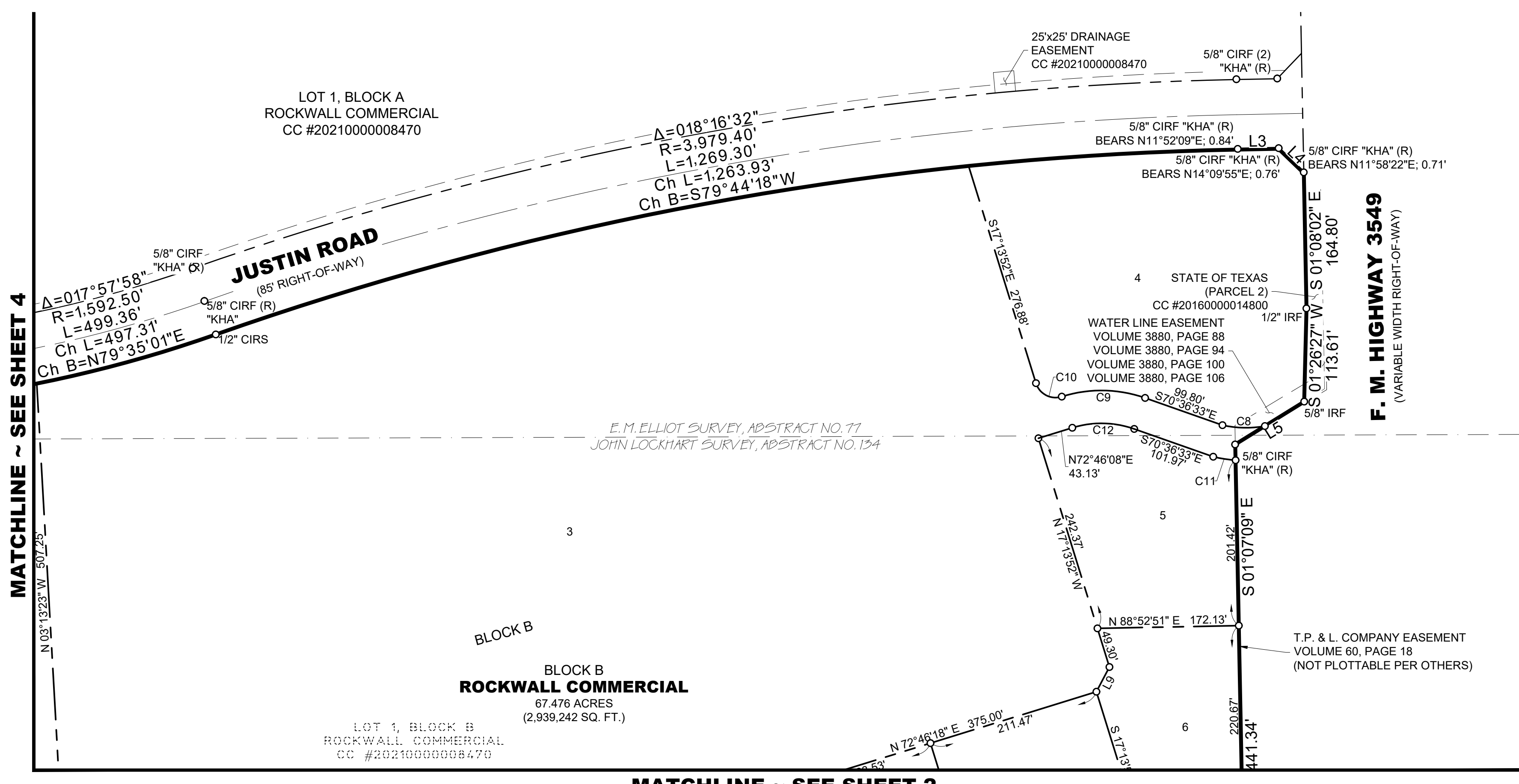
MATCHLINE ~ SEE SHEET 5

MATCHLINE ~ SEE SHEET 4



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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 ROCKWALL COUNTY, TEXAS
 IKEA PROPERTY INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
 67.476 ACRES

Date : 09.11.24
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SHEET
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OF
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According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

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PRELIMINARY PLAT
ROCKWALL COMMERCIAL
 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A,
 BLOCK C
 BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
 ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S
 INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1,
 BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN
 CABINET B, SLIDE 206
 ROCKWALL, ROCKWALL COUNTY, TEXAS
 67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
 SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
 ABSTRACT NO. 134
 CITY PROJECT NO. _____

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, 8th & Main, LLC, are the sole owner of a tract of land situated in the E. M. ELLIOT SURVEY, ABSTRACT NO. 77 and the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1R, Block C, and Lot 1, Block B, Rockwall Commercial Park, as recorded in County Clerk's Instrument No. 2021000008470, and a portion of Lot 1, Block D, Rockwall Commercial Park as recorded in Cabinet B, Slide 206, Plat Records, Rockwall County, Texas, and being all of Conveyor's Street as abandoned by City of Rockwall Ordinance No. _____, and being more particularly described as follows;

BEGINNING at a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner at the Southwest end of a corner clip at the intersection of the West right-of-way of F. M. Highway 3549, a variable width right-of-way, with the Northwest right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE along the Northwest right-of-way of said Interstate Highway 30 and the Southeast lines of said Lot 1, Block B, the following courses and distances;

South 72 degrees 46 minutes 18 seconds West, a distance of 384.46 feet to a 5/8-inch iron rod with a yellow plastic cap found for corner;

South 64 degrees 14 minutes 27 seconds West, a distance of 202.24 feet to a point for corner from which a 5/8-inch iron rod with a pink plastic cap stamped TxDOT (Texas Department of Transportation) found which bears South 77 degrees 02 minutes 27 seconds West, 0.68 feet;

South 72 degrees 46 minutes 18 seconds West, a distance of 1,507.74 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southeast corner of said Lot 1, Block D;

THENCE South 72 degrees 43 minutes 43 seconds West, along the South line of said Lot 1, Block D, a distance of 169.80 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE South 72 degrees 46 minutes 08 seconds West, continuing along the South line of said Lot 1, Block D, a distance of 136.39 feet to a 5/8-inch iron rod with a pink plastic cap stamped TxDOT found for the Southwest corner of said Lot 1, Block D, on the East right-of-way of Conveyor's Street, a 60-foot right-of-way, said iron rod being the beginning of a non-tangent curve to the right having a radius of 397.84, a central angle of 13 degrees 52 minutes 54 seconds, a chord bearing of North 10 degrees 51 minutes 14 seconds West, and a chord length of 96.15 feet;

THENCE along said non-tangent curve to the right, an arc distance of 93.39 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 03 degrees 13 minutes 23 seconds West, along the East right-of-way of said Conveyor's Street and the West line of said Lot 1, Block D, a distance of 143.83 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said right-of-way abandonment;

THENCE South 86 degrees 46 minutes 35 seconds West, along the South line of said right-of-way abandonment, a distance of 60.17 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of said right-of-way abandonment and the Southeast corner of said Lot 1R, Block C;

THENCE South 86 degrees 34 minutes 32 seconds West, along the South line of said Lot 1R, Block C, a distance of 309.03 feet to a point for the Southwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears South 74 degrees 26 minutes 07 seconds East, 0.62 feet;

THENCE North 05 degrees 29 minutes 52 seconds West, along the West line of said Lot 1R, Block C, a distance of 1,036.76 feet to a point for the Northwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears North 78 degrees 37 minutes 38 seconds East, 0.42 feet;

THENCE North 89 degrees 44 minutes 47 seconds East, along the North line of said Lot 1R, Block C, a distance of 175.03 feet to a point for corner from which a 1/2-inch iron rod found bears South 49 degrees 13 minutes 08 seconds East, 0.47 feet;

THENCE North 01 degrees 22 minutes 01 seconds West, along the Northerly West line of said Lot 1R, Block C, a distance of 14.03 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of Justin Road, an 85-foot right-of-way, as dedicated by said plat of Rockwall Commercial;

THENCE along the South right-of-way of said Justin Road, the following courses and distances;

North 88 degrees 16 minutes 40 seconds East, a distance of 636.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 88 degrees 25 minutes 20 seconds East, a distance of 273.09 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 1,592.50 feet, a central angle of 17 degrees 57 minutes 58 seconds, a chord bearing of North 79 degrees 35 minutes 01 seconds East, and a chord length of 497.31 feet;

Along said curve to the left, an arc distance of 499.36 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 3,979.40 feet, a central angle of 18 degrees 16 minutes 32 seconds, a chord bearing of North 79 degrees 44 minutes 18 seconds East, and a chord length of 1,263.93;

Along said curve to the right, an arc distance of 1,269.30 feet to a point for corner from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 52 minutes 09 seconds East, 0.84 feet;

North 88 degrees 52 minutes 34 seconds East, a distance of 49.83 feet to a point for corner at the Northwest end of a corner clip at the intersection of the South right-of-way of said Justin Road with the West right-of-way of said F. M. 3549 from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 14 degrees 09 minutes 55 seconds East, 0.76 feet;

THENCE South 46 degrees 07 minutes 44 seconds East, along said corner clip, a distance of 42.83 feet to a point for corner at the Southeast end of said corner clip from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 58 minutes 22 seconds East, 0.71 feet;

THENCE along the West right-of-way of said F. M. 3549, the following courses and distance;

South 01 degrees 08 minutes 02 seconds East, a distance of 164.80 feet to a 1/2-inch iron rod found;

South 01 degrees 26 minutes 27 seconds West, a distance of 113.61 feet found for corner;

South 58 degrees 12 minutes 56 seconds West, a distance of 98.69 feet to a 5/8-inch iron rod with a red plastic cap

stamped "KHA" found for corner;

South 01 degrees 07 minutes 09 seconds East, a distance of 441.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner at the Northeast end of a corner clip at the intersection of the West right-of-way of said F. M. Highway 3549 with the Northwest right-of-way of said Interstate Highway 30;

THENCE South 35 degrees 33 minutes 35 seconds West, along said corner clip, a distance of 80.25 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2,939,242 square feet or 67.476 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of April, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCKWALL COMMERCIAL** 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 ROCKWALL COMMERCIAL 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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.

PROPERTY OWNER SIGNATURE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My commission expires

SURVEYOR'S CERTIFICATION

That I, Leonard J. Lueker, 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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2024.

Notary Public in and for the State of Texas.

APPROVED: I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2024.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A,
BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
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67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY PROJECT NO. _____

Winkelmann & Associates, Inc.



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ROCKWALL COUNTY, TEXAS

IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL

LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
67.476 ACRES

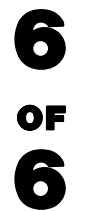
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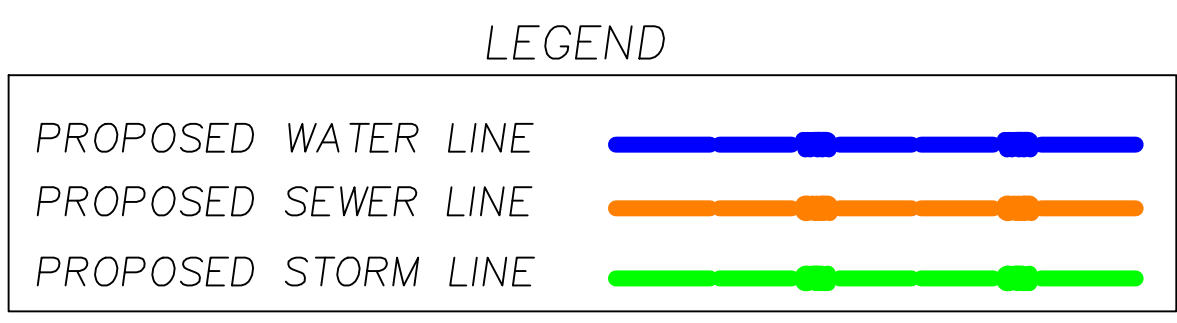
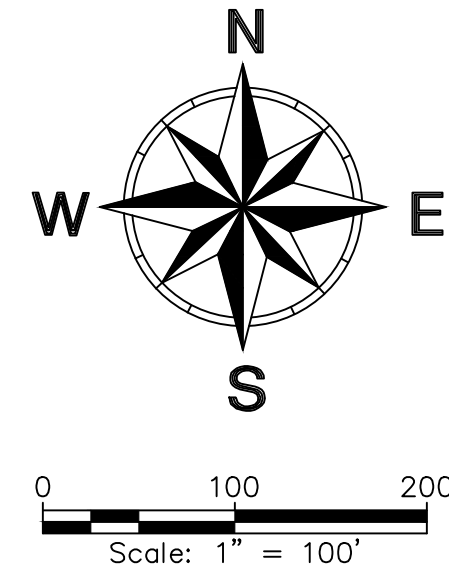
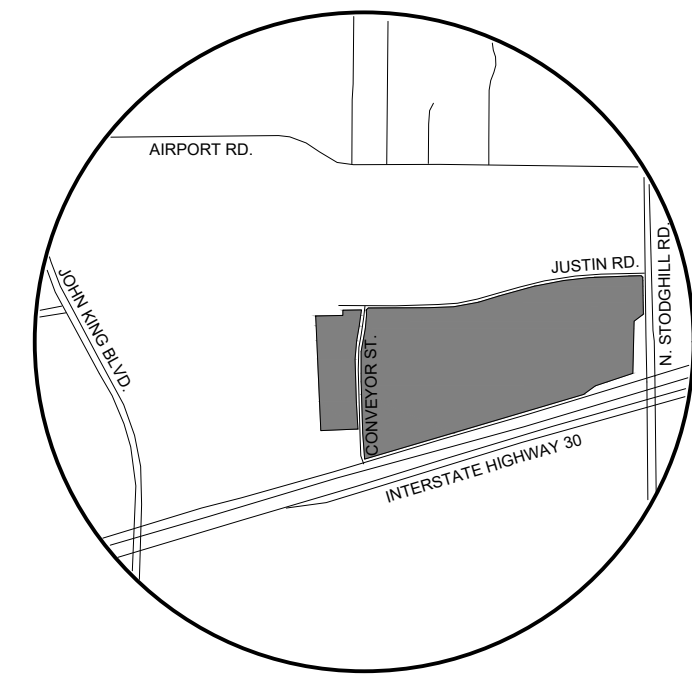
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File : 63406.00-PPLT

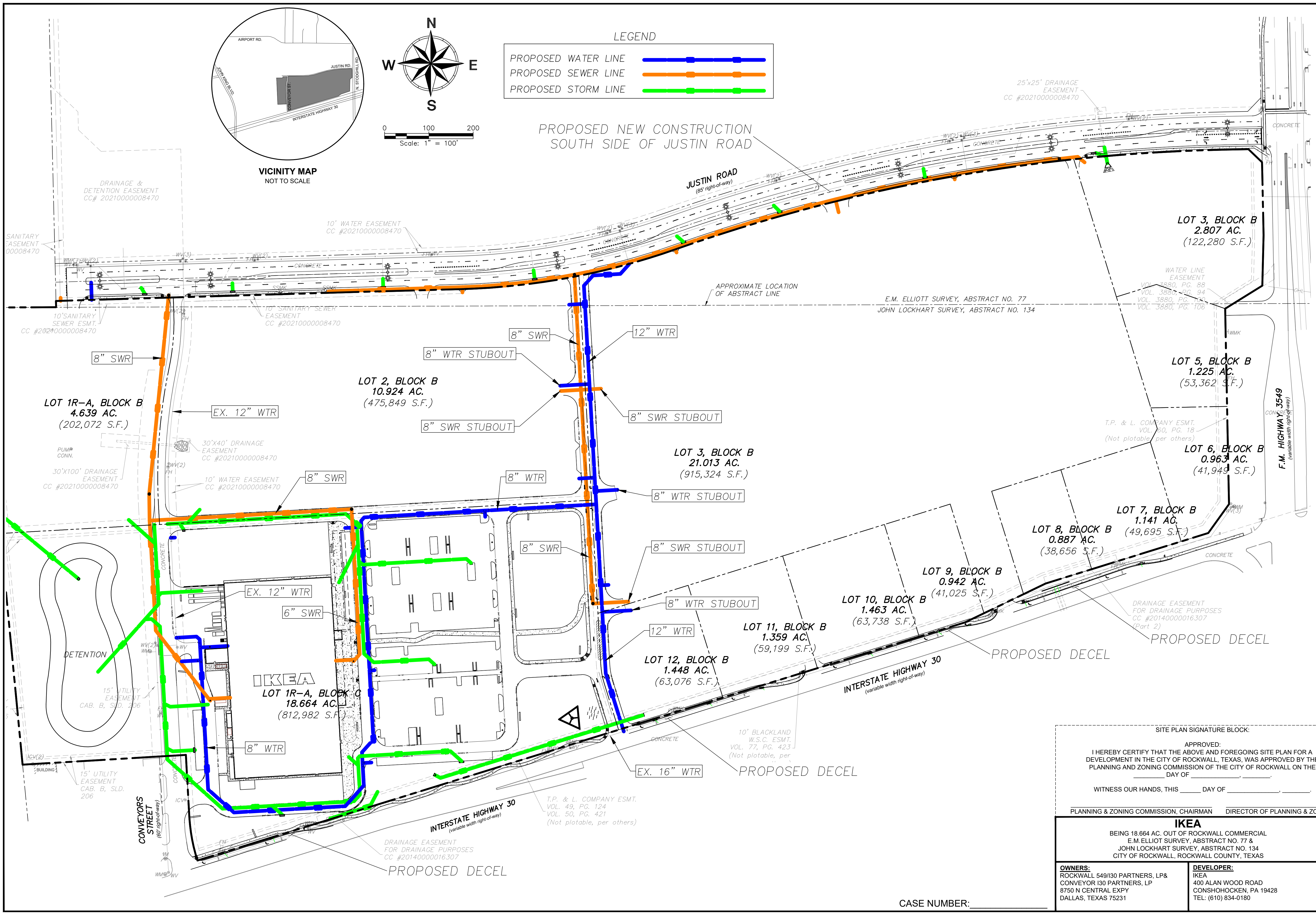
Project No. : 63406.00

SHEET





PROPOSED NEW CONSTRUCTION SOUTH SIDE OF JUSTIN ROAD



SITE PLAN SIGNATURE BLOCK:

APPROVED: _____
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

IKEA
 BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
 ROCKWALL 549/130 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP
 8750 N CENTRAL EXPY
 DALLAS, TEXAS 75231

DEVELOPER:
 IKEA
 400 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19428
 TEL: (610) 834-0180

CASE NUMBER: _____

<p>CIVIL ENGINEER: Winkelmann & Associates, Inc. <small>CONSULTING CIVIL ENGINEERS & SURVEYORS 6750 HILGREET PLAZA DRIVE, SUITE 215 FORT WORTH, TEXAS 76116 Phone: (817) 490-7090 Fax: (817) 490-7099 State Surveyors Registration No. 107866-00 Contractor Registration No. 100866-00 Copyright © 2024, Winkelmann & Associates, Inc.</small></p>	6.						
	5.						
	4.						
	3.						
	2.						
	1.						
	No.	DATE	REVISION				APPROVAL
<p>PRELIMINARY UTILITY PLAN NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087</p>							
<p>1</p>							

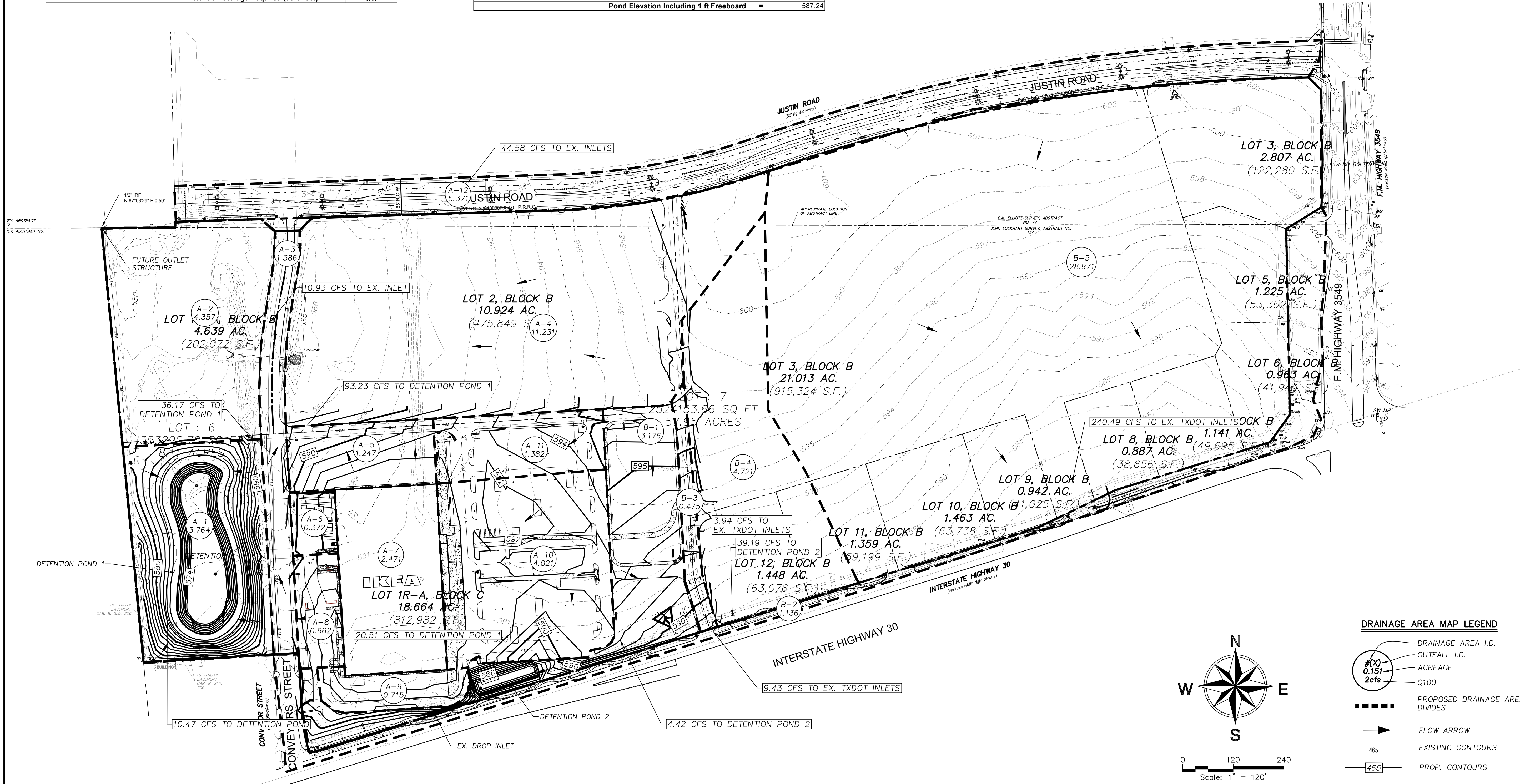
DETENTION POND 1

DETENTION POND CALCULATIONS Table 1				Storm Event	Existing Flow Rate	ISWM Rainfall Data	
MIN	I-100YR	C*	TOTAL AREA (ac)	100 Year	71.15 cfs	e	0.75652
				TOTAL CFS	TOTAL FLOW	OUTFLOW	STORAGE
5	11.10	0.83	28.83	265.14	79543	21344	58199
10	9.22	0.83	28.83	220.26	132159	42687	89472
15	7.95	0.83	28.83	189.81	170827	53359	117468
20	7.02	0.83	28.83	167.62	201147	64031	137117
30	5.75	0.83	28.83	137.20	246967	85374	161593
40	4.90	0.83	28.83	117.13	281113	106718	174395
50	4.30	0.83	28.83	102.77	308321	128061	180260
60	3.85	0.83	28.83	91.93	330963	149405	181559
120	2.45	0.83	28.83	58.40	420450	277466	142985
180	1.84	0.83	28.83	44.06	475853	405527	70326
360	1.12	0.83	28.83	26.77	578127	789710	-211583
720	0.67	0.83	28.83	16.05	693576	1558076	-864500
1440	0.40	0.83	28.83	9.57	826637	3094808	-2268170
				Detention Storage Required (cubic feet)	=	181,559	
				Detention Storage Required (acre feet)	=	4.17	

DETENTION POND 2

DETENTION POND CALCULATIONS Table 1				Storm Event	Existing Flow Rate	ISWM Rainfall Data	
MIN	I-100YR	C*	TOTAL AREA (ac)	100 Year	23 cfs	e	0.75652
				TOTAL CFS	TOTAL FLOW	OUTFLOW	STORAGE
5	11.10	0.76	4.81	40.62	12187	6900	5287
10	9.22	0.76	4.81	33.75	20249	13800	6449
15	7.95	0.76	4.81	29.08	26174	17250	8924
20	7.02	0.76	4.81	25.68	30820	20700	10120
30	5.75	0.76	4.81	21.02	37840	27600	10240
40	4.90	0.76	4.81	17.95	43072	34500	8572
50	4.30	0.76	4.81	15.75	47241	41400	5841
60	3.85	0.76	4.81	14.09	50710	48300	2410
120	2.45	0.76	4.81	8.95	64421	89700	-25279
180	1.84	0.76	4.81	6.75	72910	131100	-58190
360	1.12	0.76	4.81	4.10	88580	255300	-166720
720	0.67	0.76	4.81	2.46	106269	503700	-397431
1440	0.40	0.76	4.81	1.47	126657	1000500	-873843
				Detention Storage Required (cubic feet)	=	10,240	
				Detention Storage Required (acre feet)	=	0.24	
				100 Year Water Surface Elevation	=	586.24	
				Pond Elevation Including 1 ft Freeboard	=	587.24	

I.D. NO.	AREA (AC.)	Tc (MIN)	PROPOSED DRAINAGE FLOW CALCULATIONS												COMMENTS
			5-YEAR				25-YEAR				100-YEAR				
			C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	
A-1	3.764	15.0	0.35	1.00	4.97	6.55	0.35	1.00	6.51	8.57	0.35	1.00	7.95	10.47	DETENTION POND 1
A-2	4.357	10.0	0.90	1.00	5.85	22.96	0.90	1.00	7.59	29.74	0.90	1.00	9.22	36.17	INLET A-2
A-3	1.386	10.0	0.90	1.00	5.85	7.30	0.90	1.00	7.59	9.46	0.90	1.00	9.22	11.51	EX. INLET
A-4	11.231	10.0	0.90	1.00	5.85	59.17	0.90	1.00	7.59	76.67	0.90	1.00	9.22	93.23	INLET A-4
A-5	1.247	10.0	0.90	1.00	5.85	6.57	0.90	1.00	7.59	8.51	0.90	1.00	9.22	10.35	INLET A-5
A-6	0.372	10.0	0.90	1.00	5.85	1.96	0.90	1.00	7.59	2.54	0.90	1.00	9.22	3.09	INLET A-6
A-7	2.471	15.0	0.35	1.00	4.97	4.30	0.35	1.00	6.51	5.63	0.35	1.00	7.95	6.87	ROOF DRAINS
A-8	0.662	10.0	0.90	1.00	5.85	3.49	0.90	1.00	7.59	4.52	0.90	1.00	9.22	5.50	INLET A-8
A-9	0.715	10.0	0.90	1.00	5.85	3.77	0.90	1.00	7.59	4.88	0.90	1.00	9.22	5.94	INLET A-9
A-10	4.021	10.0	0.90	1.00	5.85	21.19	0.90	1.00	7.59	27.45	0.90	1.00	9.22	33.38	INLET A-10
A-11	1.382	10.0	0.90	1.00	5.85	7.28	0.90	1.00	7.59	9.43	0.90	1.00	9.22	11.47	INLET A-11
A-12	5.371	10.0	0.90	1.00	5.85	28.30	0.90	1.00	7.59	36.67	0.90	1.00	9.22	44.58	TO EX. INLETS
Total	36.979					172.825			224.077			272.552	CFS		



6.	5.	4.	3.	2.	1.	No.	DATE	REVISION	APPROVAL

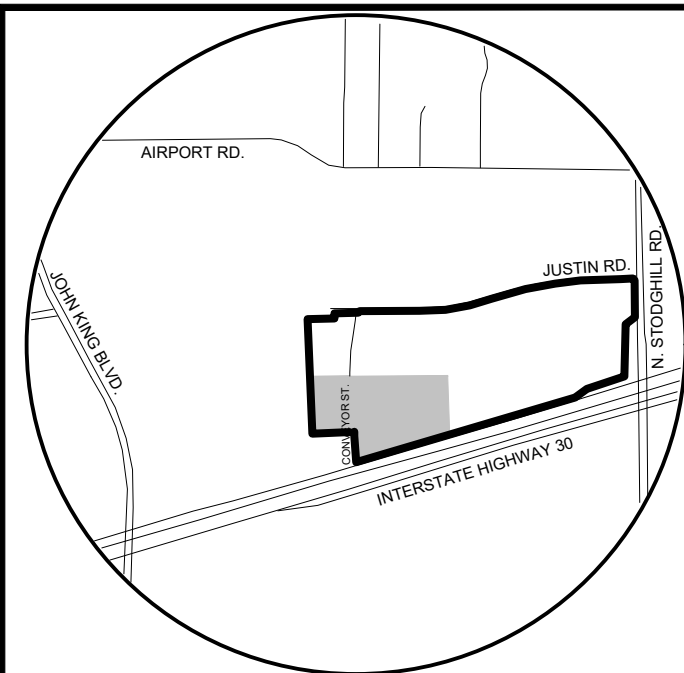
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6720 HILGREET PLAZA DRIVE, SUITE 215
 ROCKWALL, TEXAS 75087
 Phone: (972) 460-7099
 Fax: (972) 460-7098
 State Surveyors Registration No. 107866-00
 State Professional Engineer Registration No. 107866-00
 Copyright © 2024, Winkelmann & Associates, Inc.

10-08-2024

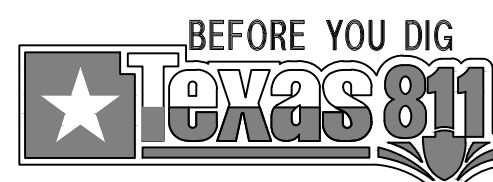
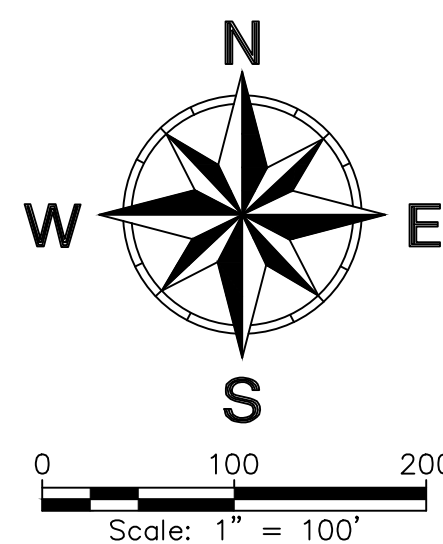
PROPOSED DRAINAGE AREA MAP
 I-30 FRONTAGE RD & FM 3549
 ROCKWALL, TX

C-06.01

6-2406
 C:\634\08\ENGINEERING\Construction\Plans\63406-01.dwg
 LAST SAVED BY: C04J054, October 2, 2024

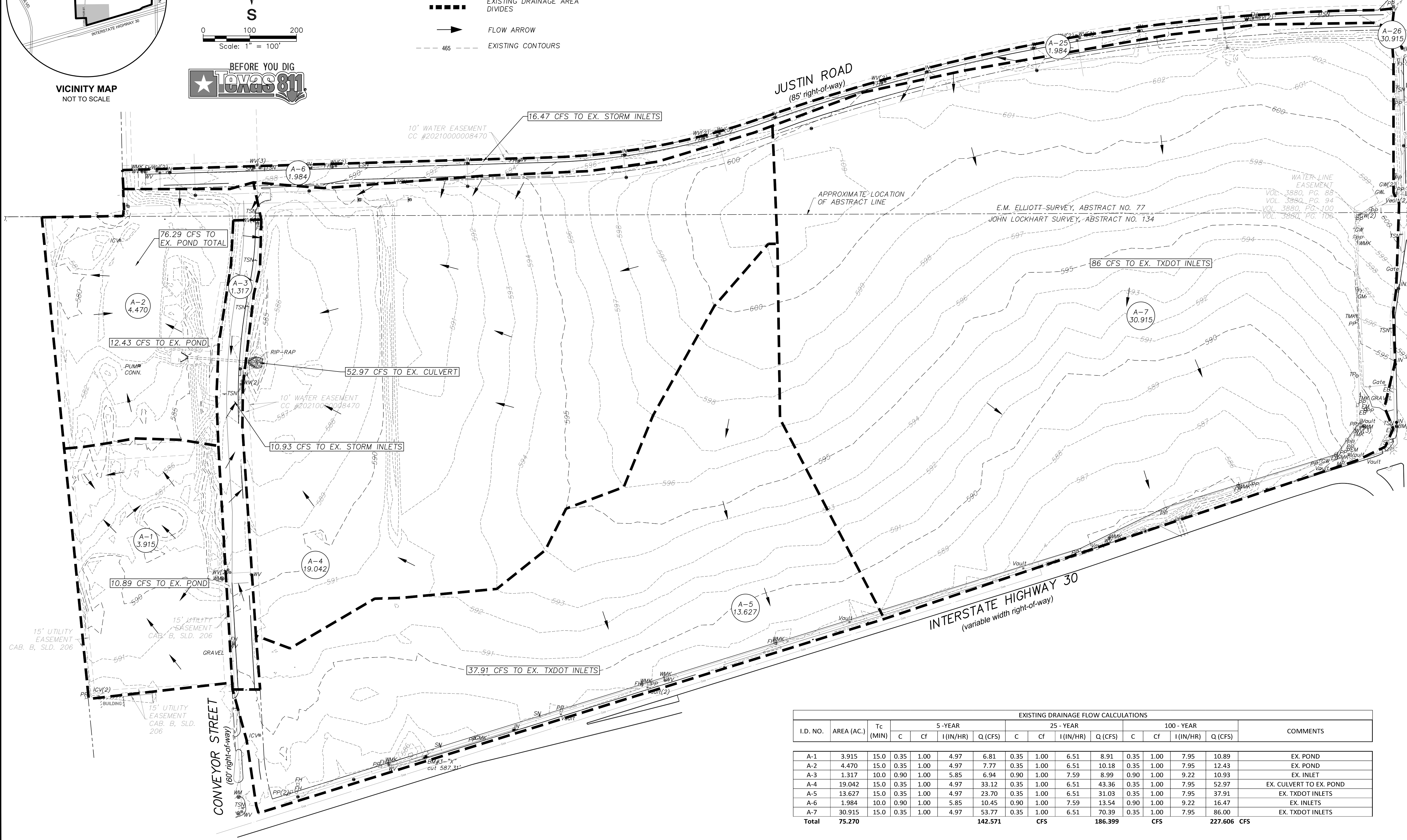


VICINITY MAP
NOT TO SCALE



DRAINAGE AREA MAP LEGEND

- #(X)
0.151
2cfs DRAINAGE AREA I.D.
- OUTFALL I.D.
- ACREAGE
- Q100
- EXISTING DRAINAGE AREA DIVIDES
- FLOW ARROW
- - - 465 EXISTING CONTOURS



I.D. NO.	AREA (AC.)	Tc (MIN)	EXISTING DRAINAGE FLOW CALCULATIONS												COMMENTS
			5-YEAR				25-YEAR				100-YEAR				
			C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	
A-1	3.915	15.0	0.35	1.00	4.97	6.81	0.35	1.00	6.51	8.91	0.35	1.00	7.95	10.89	EX. POND
A-2	4.470	15.0	0.35	1.00	4.97	7.77	0.35	1.00	6.51	10.18	0.35	1.00	7.95	12.43	EX. POND
A-3	1.317	10.0	0.90	1.00	5.85	6.94	0.90	1.00	7.59	8.99	0.90	1.00	9.22	10.93	EX. INLET
A-4	19.042	15.0	0.35	1.00	4.97	33.12	0.35	1.00	6.51	43.36	0.35	1.00	7.95	52.97	EX. CULVERT TO EX. POND
A-5	13.627	15.0	0.35	1.00	4.97	23.70	0.35	1.00	6.51	31.03	0.35	1.00	7.95	37.91	EX. TXDOT INLETS
A-6	1.984	10.0	0.90	1.00	5.85	10.45	0.90	1.00	7.59	13.54	0.90	1.00	9.22	16.47	EX. INLETS
A-7	30.915	15.0	0.35	1.00	4.97	53.77	0.35	1.00	6.51	70.39	0.35	1.00	7.95	86.00	EX. TXDOT INLETS
Total	75.270					142.571			CFS	186.399			CFS	227.606	CFS

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			
6.			

10-08-2024

EXISTING DRAINAGE AREA MAP
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-06.00

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILGREET PLAZA DRIVE, SUITE 215
ROCKWALL, TEXAS 75087
Phone: (972) 460-7099
Fax: (972) 460-7098
Texas Professional Registration No. 89
Surveyors Registration No. 100866-00
Contract # 2424, Measurement & Associates, Inc.



General Site Data	Subdistrict A	Subdistrict C	Subdistrict D
Zoning (from zoning map)	PD [COMMERCIAL (C) DISTRICT USED AS BASE OF DESIGN]	FOR BOTH SUBDISTRICTS C & D, THE BASE ZONING IS PROPOSED AS A COMMERCIAL (C) DISTRICT	FOR BOTH SUBDISTRICTS C & D, THE BASE ZONING IS PROPOSED AS A COMMERCIAL (C) DISTRICT
Land Use (from Zoning Ordinance; include all applicable uses)	LARGE FORMAT RETAIL; WAREHOUSE/DISTRIBUTION	MULTIFAMILY (WRAP)	MULTIFAMILY (TUCK UNDER)
Lot Area (square feet & acres) *Confirmed by Civil	812,982 SF 18.7 AC	202,068 SF 4.64 AC	475,847 SF 10.92 AC
Building Footprint Area (square feet)	161,069 SF	101,415 SF	126,775 SF
Total Building Area (square feet)	161,069 GSF	282,000 GSF	297,150 GSF
Building Height (# stories)	3 STORIES	5 STORIES	3 STORIES
Building Height (feet – distance to tallest building element)	43'-6"	65'	45'
Lot Coverage (percent – x.xx%)	19.81%	50.19%	26.64%
Floor Area Ratio (ratio x.xx:1)	1:1	1.4:1	0.62:1
Residential Density (Units/Acreage)	0 UNITS/ACRE	54 UNITS/ACRE	23 UNITS/ACRE
Multifamily Units			
Total Unit Count	0	250	235
Unit Types	0	250 APARTMENTS	120 APARTMENTS, 115 TOWNHOMES
Residential Density (Units/Net Acreage) Net Acreage = Total acreage minus streets and open space	0	55 UNITS/ACRE	23 UNITS/ACRE
Parking			
Parking Ratio (Proposed)	1 SPACE / 250 SF	1.5 SPACES / UNIT	1.5 SPACES / UNIT
Required Parking (# spaces)	645 SPACES	375 SPACES	375 SPACES
Provided Parking (# spaces)	650 SPACES	386 SPACES: 379 GARAGE SPACES, 8 PARALLEL	435 SPACES: 203 SURFACE, 40 TUCK-UNDER STALLS, 172 TOWNHOME GARAGE STALLS, 20 PARELLEL
Accessible Parking Required (# spaces)	13 SPACES	8 SPACES	9 SPACES
Accessible Parking Provided (# spaces)	13 SPACES	8 SPACES	9 SPACES
Open Space			
Open Space Required (13.5%)	109,752.5 SF	27,279.6 SF	64,239.3 SF
Open Space Provided	315,665.92 SF	60,036.14 SF	111,150.18 SF



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: November 4, 2024
APPLICANT: Will Winkelmann; *Winkelmann & Associates, Inc.*
CASE NUMBER: P2024-033; *Preliminary Plat for Rockwall Heights*

SUMMARY

Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of James J. Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a Preliminary Plat for Lot 2-13, Block B & Lot 2, Block C, Rockwall Commercial Addition being a 67.475-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION

- Purpose. The purpose of the applicant's request is to Preliminary Plat a 67.475-acre tract of land (i.e. *Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition*) to show the future establishment of a 13-parcel regional mixed-use development (i.e. *Lots 2-13, Block B; Lot 2, Block C, Rockwall Commercial 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 subdivision. Concurrently with this Preliminary Plat, the applicant has submitted a Site Plan [Case No. SP2024-033] for a *Large Format Retailer* (i.e. *IKEA*).
- Background. The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [Case No. *A1985-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the December 7, 1993 *Zoning Map*, a portion of the subject property was zoned Highway Commercial (HC) District at some point between annexation and December 6, 1993. This designation was later changed to a Light Industrial (LI) District between December 8, 1993 and April 5, 2005 according to the City's *Historic Zoning Maps*. On January 6, 2020, the City Council approved Case No. *P2019-048* (filed on April 9, 2021) establishing the subject property as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition. On October 2, 2023, the City Council adopted *Ordinance No. 23-56* [Case No. *Z2023-041*] changing the zoning of the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Commercial (C) District. On October 21, 2024, the City Council approved a zoning change [Case No. *Z2024-035*; *Ordinance No. 24-42*] that establish the subject property as Planned Development District 102 (PD-102) for limited Commercial (C) District land uses. The subject property has remained vacant since annexation.
- 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 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 the City Council chooses to approve the Preliminary Plat for the Rockwall Commercial 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) 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 October 29, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat by a vote of 6-0, with Commissioner Hustings absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) 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 Northwest corner of FM 3549 & I-30

SUBDIVISION Rockwall Commercial LOT 1, 1R, 1 BLOCK A,B,C

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Mixed-Use

ACREAGE 67.475 LOTS [CURRENT] 3 LOTS [PROPOSED] 13 total

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

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

OWNER Rockwall 549/I-30 PARTNERS LP / CONVEYOR I-30 PARTNERS LP

APPLICANT Winkelmann & Associates, Inc.

CONTACT PERSON JAMES J. MELINO

CONTACT PERSON Will Winkelmann

ADDRESS 8750 N. CENTRAL EXPRESSWAY
SUITE 1735

ADDRESS 6750 Hillcrest Plaza Dr.
Suite 215

CITY, STATE & ZIP DALLAS, TX 75231

CITY, STATE & ZIP Dallas, TX 75230

PHONE 214-532-3924

PHONE 214-549-7296

E-MAIL jim@CAMBRIDGE COS. COM

E-MAIL will@winkelmann.com

NOTARY VERIFICATION [REQUIRED]

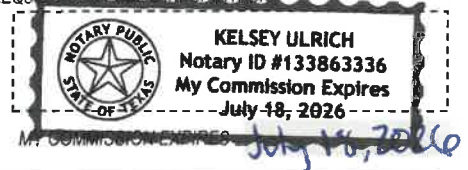
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James J. Melino, Authorized Representative of [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: Rockwall 549/I-30 Partners, L.P. and Conveyor/I-30 Partners, L.P.

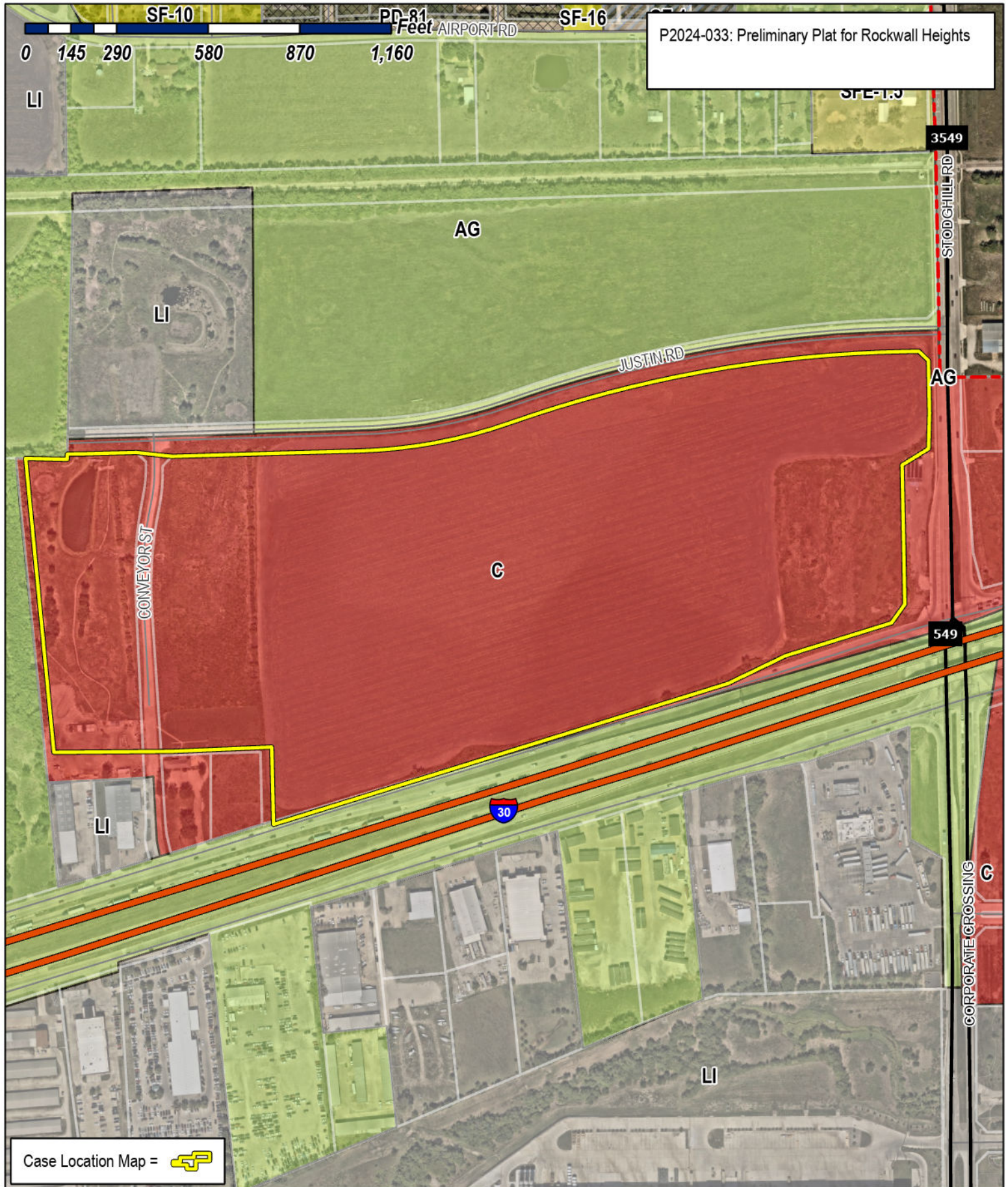
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF September, 2024. BY SIGNING THIS APPLICATION, 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 4th DAY OF September, 2024.


OWNER'S SIGNATURE *James J. Melino*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *Kelsey Ulrich*





P2024-033: Preliminary Plat for Rockwall Heights

Case Location Map = 



City of Rockwall

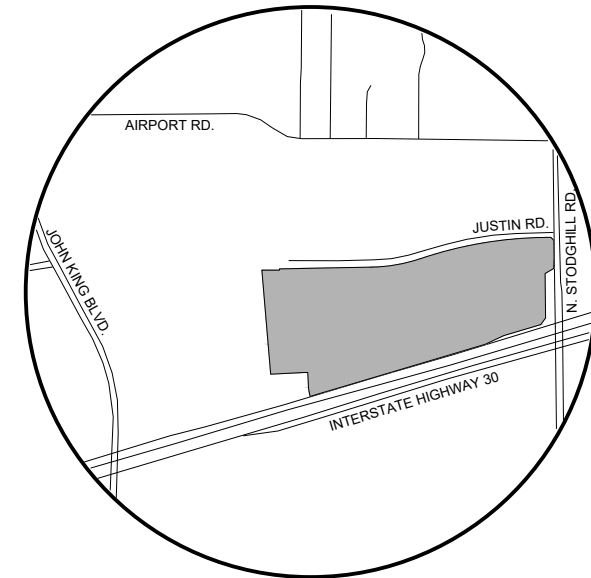
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

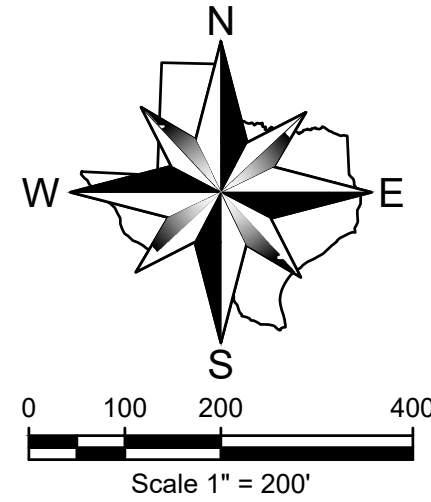


ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

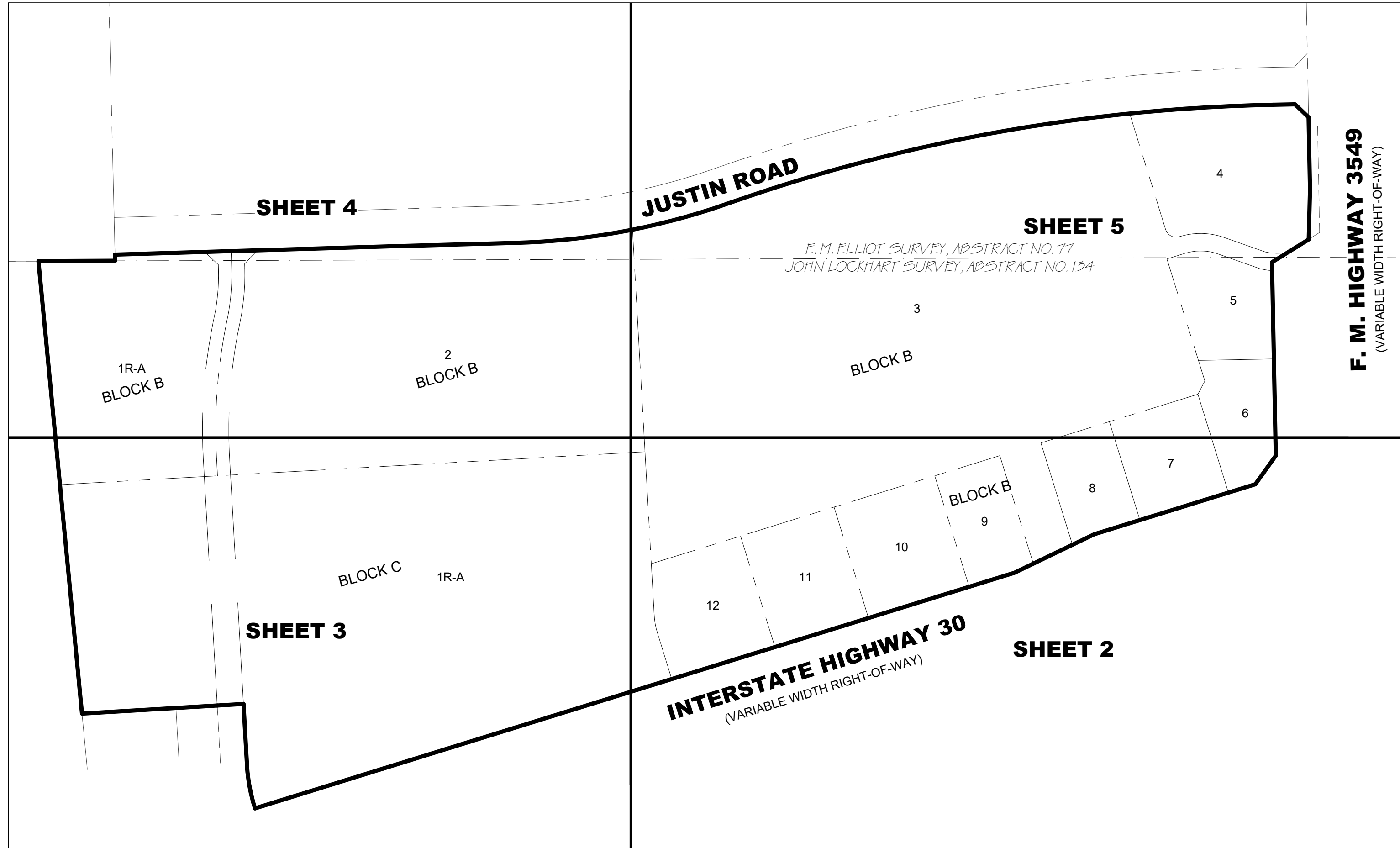
- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

AREA TABLE (Block C)

LOT	BLOCK	SQ. FT.	ACRES
1R-A	C	812,984	18.664

AREA TABLE (Block B)

LOT	BLOCK	SQ. FT.	ACRES
1R-A	B	202,072	4.639
2	B	475,849	10.924
3	B	931,170	21.377
4	B	112,195	2.576
5	B	47,623	1.093
6	B	41,949	0.963
7	B	49,695	1.141
8	B	38,656	0.887
9	B	41,025	0.942
10	B	63,738	1.463
11	B	59,199	1.359
12	B	63,076	1.448



KEY MAP
Scale 1" = 200'

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ENGINEER/SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNERS
Rockwall 549/I-30 partners, LP & Conveyor I-30 Partners, L.P.
8750 N. Central Expressway,
Suite 1735
Dallas, Texas 75231
(214) 532-3924
James (Jim) Melino

DEVELOPER
IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228
(512) 492-2536
Jeannie De Fazio

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A,
BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S
INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1,
BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN
CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
ABSTRACT NO. 134
CITY PROJECT NO. _____

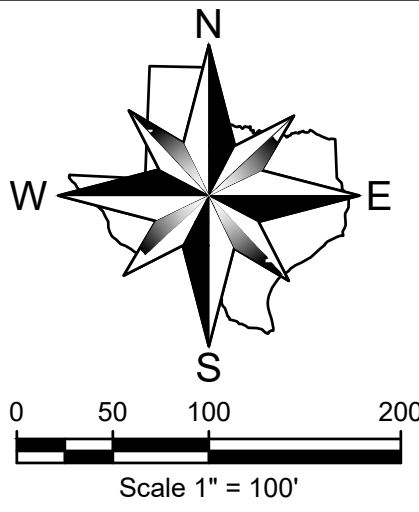


E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN
LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS
IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
67.476 ACRES

Date : 09.11.24
Scale : 1" = 200'
File : 63406.00-PPLT
Project No : 63406.00

SHEET
1
OF
6

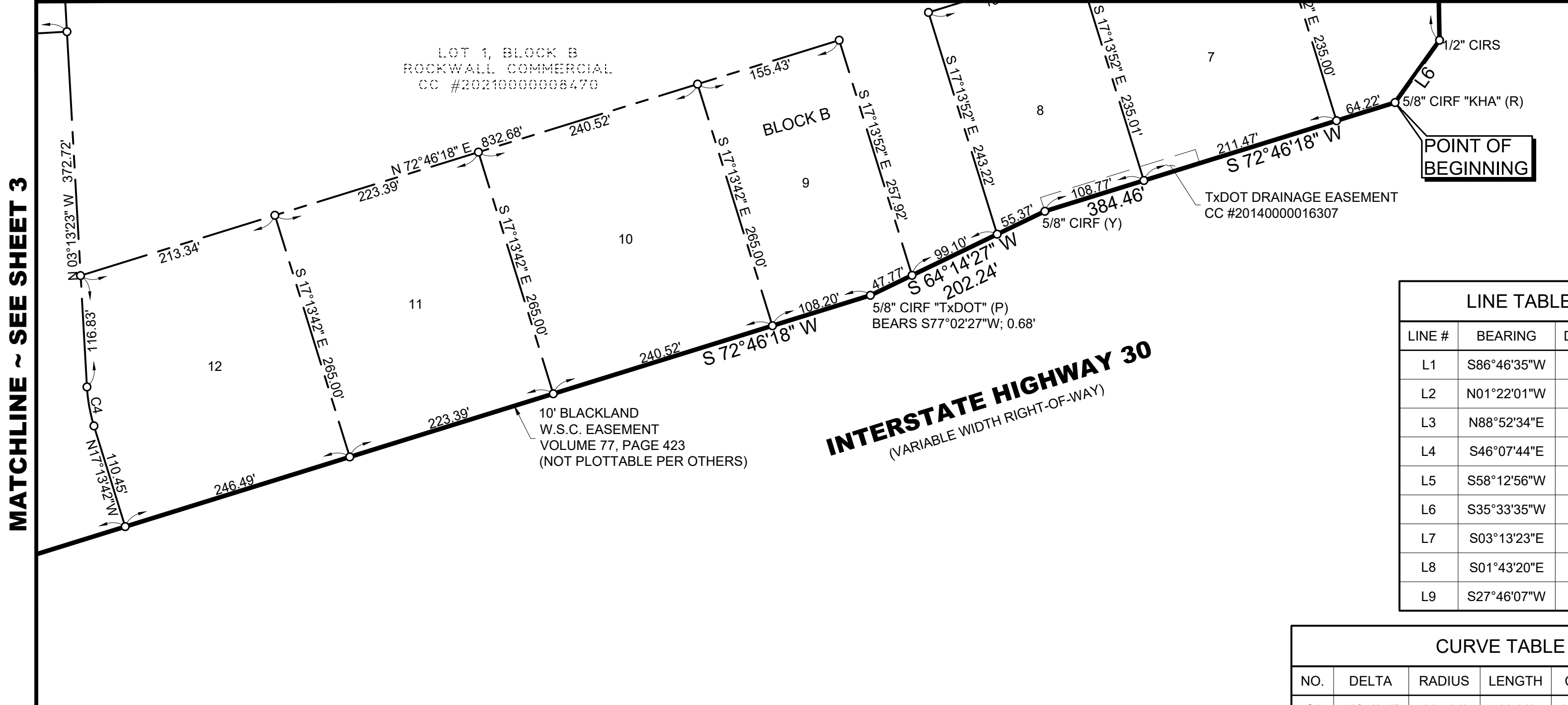


ABBREVIATION LEGEND

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CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 (972) 490-7090
 (972) 490-7099 FAX
 Texas Engineers Registration No. 89
 0024
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MATCHLINE ~ SEE SHEET 5



LINE #	BEARING	DISTANCE
L1	S86°46'35"W	60.17'
L2	N01°22'01"W	14.03'
L3	N88°52'34"E	49.83'
L4	S46°07'44"E	42.83'
L5	S58°12'56"W	98.69'
L6	S35°33'35"W	80.25'
L7	S03°13'23"E	39.51'
L8	S01°43'20"E	39.59'
L9	S27°46'07"W	33.94'

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°52'54"	397.84'	96.39'	96.15'	S10°51'14"E
C2	15°08'20"	1,199.92'	317.05'	316.12'	S04°20'47"W
C3	13°38'17"	500.00'	119.01'	118.73'	N05°05'49"E
C4	14°00'30"	170.00'	41.56'	41.46'	S10°13'37"E
C8	22°56'19"	130.00'	52.05'	51.70'	S88°46'59"E
C9	36°58'01"	160.00'	103.23'	101.45'	N89°05'33"W
C10	90°20'41"	25.00'	39.42'	35.46'	S62°24'13"E
C11	9°17'14"	170.00'	27.56'	27.53'	S81°06'54"E
C12	36°37'20"	120.00'	76.70'	75.40'	N88°55'13"W

MATCHLINE ~ SEE SHEET 3

INTERSTATE HIGHWAY 30
 (VARIABLE WIDTH RIGHT-OF-WAY)

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN
 LOCKHART SURVEY, ABSTRACT NO. 134
 ROCKWALL COUNTY, TEXAS
 IKEA PROPERTY INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
 67.476 ACRES

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A,
 BLOCK C

BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
 ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S
 INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1,
 BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN
 CABINET B, SLIDE 206
 ROCKWALL, ROCKWALL COUNTY, TEXAS
 67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
 SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
 ABSTRACT NO. 134
 CITY PROJECT NO. _____

According to the Federal Emergency Management Agency, Flood Insurance Rate Map
 Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood
 Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

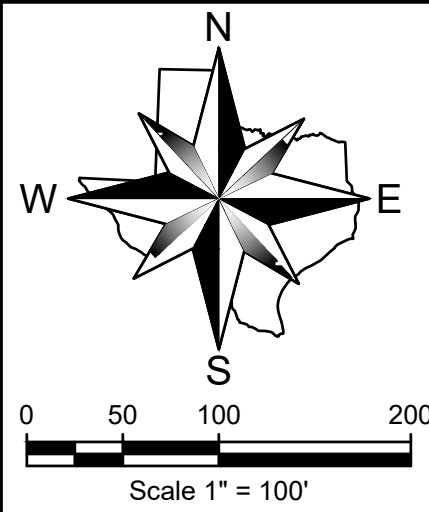
This flood statement does not imply that the property and/or the structure thereon will be free
 from flooding or flood damage. On rare occasions, greater floods can and will occur and flood
 heights may be increased by man-made or natural causes. This flood statement shall not
 create liability on the part of the surveyor.

ENGINEER/SURVEYOR
 Winkelmann & Assoc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 (972) 490-7090

OWNERS
 Rockwall 549/I-30 partners, LP &
 Conveyor I-30 Partners, L.P.
 8750 N. Central Expressway,
 Suite 1735
 Dallas, Texas 75231
 (214) 532-3924
 James (Jim) Melino

DEVELOPER
 IKEA PROPERTY INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19228
 (512) 492-2536
 Jeannie De Fazio

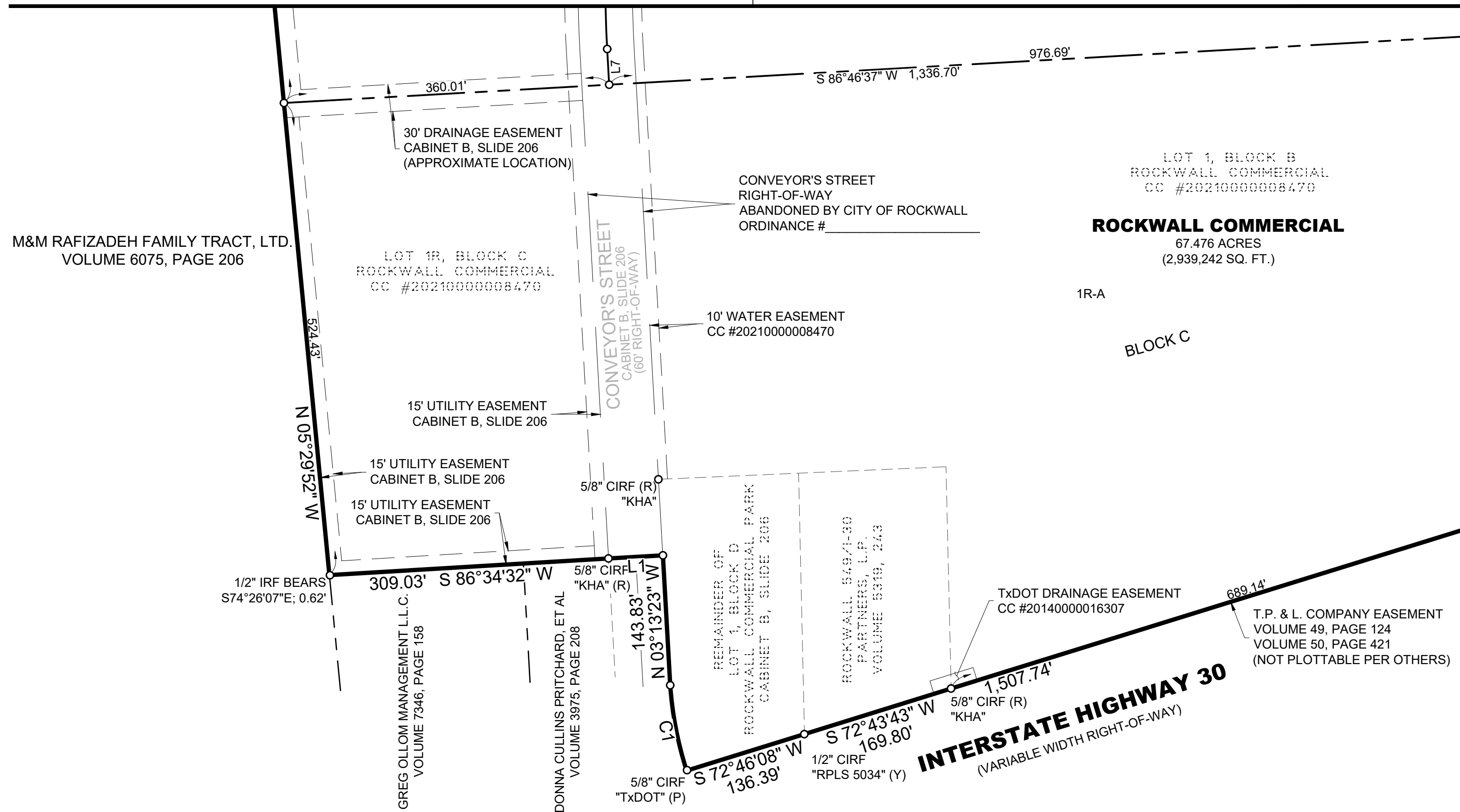
Date : 09.11.24
 Scale : 1" = 100'
 File : 63406.00-PPLT
 Project No. : 63406.00



ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

MATCHLINE ~ SEE SHEET 4



MATCHLINE ~ SEE SHEET 2

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 ROCKWALL COUNTY, TEXAS
 IKEA PROPERTY INC.
 420 ALAN WOOD ROAD
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 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
 67.476 ACRES

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SHEET
3
OF
6

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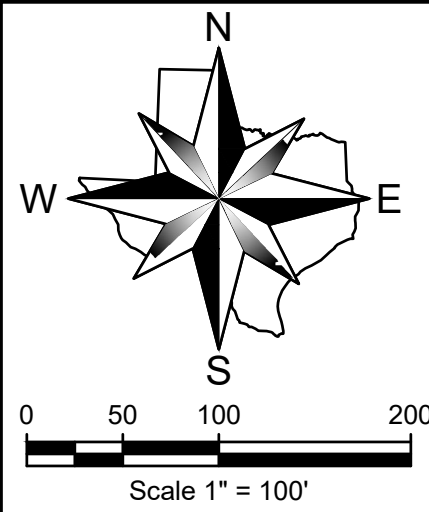
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 CITY PROJECT NO. _____

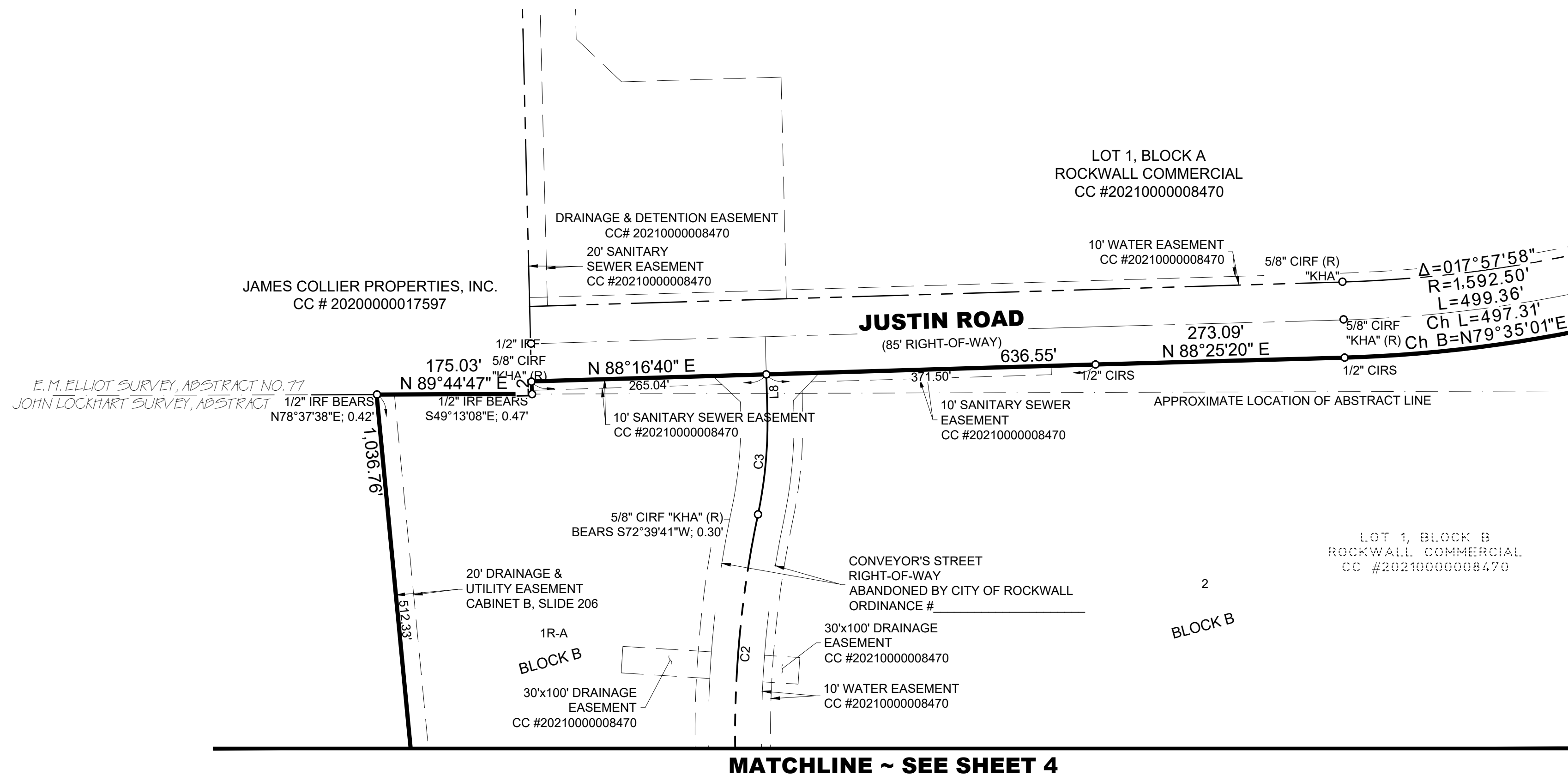
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 (972) 490-7090
 (972) 490-7099 FAX
 Texas Engineers Registration No. 89
 Texas Surveyors Registration No. 10024
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MATCHLINE ~ SEE SHEET 5

MATCHLINE ~ SEE SHEET 4

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 ROCKWALL COUNTY, TEXAS
 IKEA PROPERTY INC.
 420 ALAN WOOD ROAD
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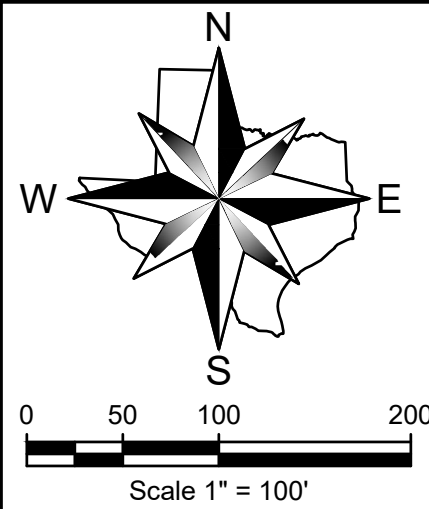
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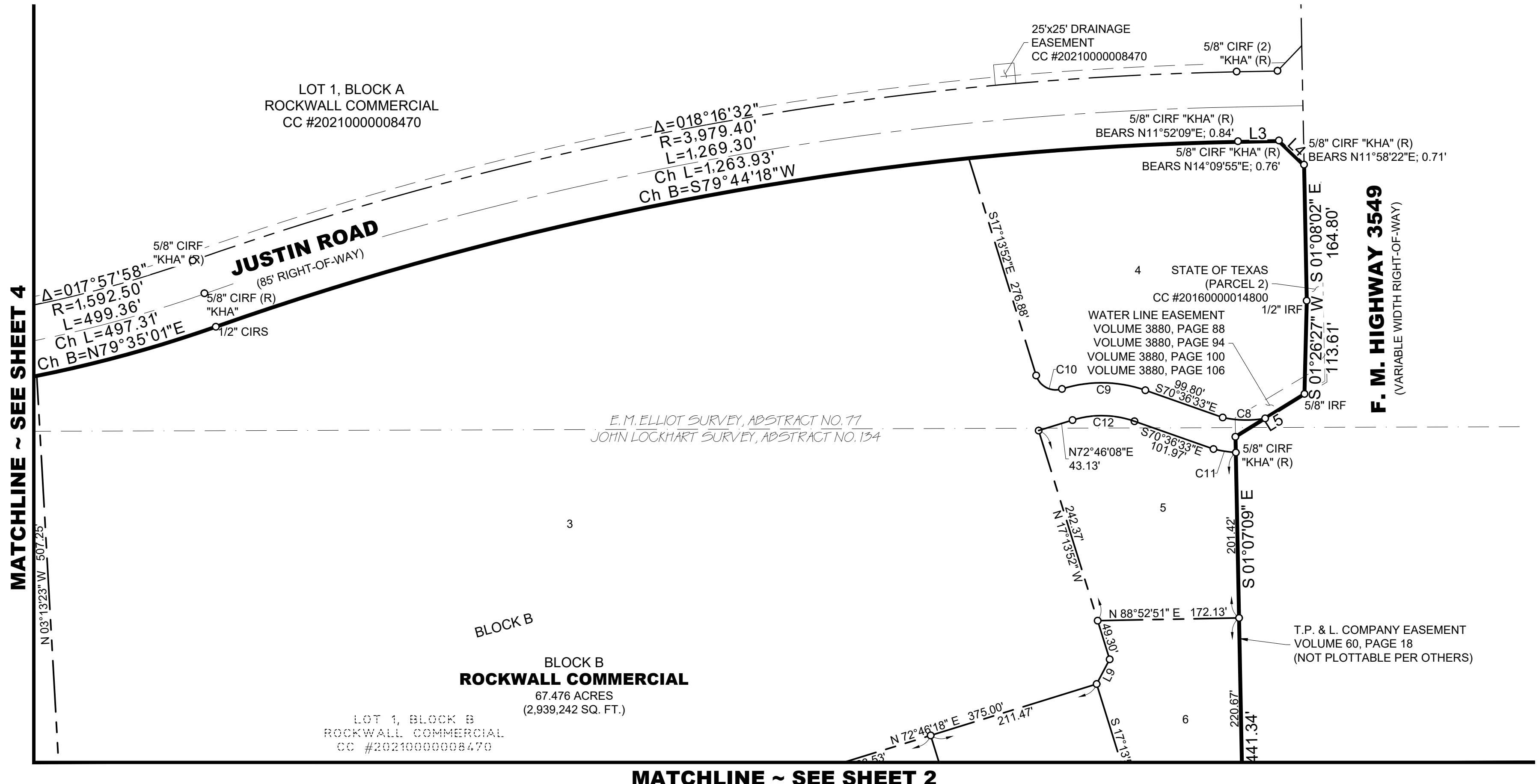
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 ABSTRACT NO. 134
 CITY PROJECT NO. _____

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, 8th & Main, LLC, are the sole owner of a tract of land situated in the E. M. ELLIOT SURVEY, ABSTRACT NO. 77 and the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1R, Block C, and Lot 1, Block B, Rockwall Commercial Park, as recorded in County Clerk's Instrument No. 2021000008470, and a portion of Lot 1, Block D, Rockwall Commercial Park as recorded in Cabinet B, Slide 206, Plat Records, Rockwall County, Texas, and being all of Conveyor's Street as abandoned by City of Rockwall Ordinance No. _____, and being more particularly described as follows;

BEGINNING at a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner at the Southwest end of a corner clip at the intersection of the West right-of-way of F. M. Highway 3549, a variable width right-of-way, with the Northwest right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE along the Northwest right-of-way of said Interstate Highway 30 and the Southeast lines of said Lot 1, Block B, the following courses and distances;

South 72 degrees 46 minutes 18 seconds West, a distance of 384.46 feet to a 5/8-inch iron rod with a yellow plastic cap found for corner;

South 64 degrees 14 minutes 27 seconds West, a distance of 202.24 feet to a point for corner from which a 5/8-inch iron rod with a pink plastic cap stamped TxDOT (Texas Department of Transportation) found which bears South 77 degrees 02 minutes 27 seconds West, 0.68 feet;

South 72 degrees 46 minutes 18 seconds West, a distance of 1,507.74 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southeast corner of said Lot 1, Block D;

THENCE South 72 degrees 43 minutes 43 seconds West, along the South line of said Lot 1, Block D, a distance of 169.80 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE South 72 degrees 46 minutes 08 seconds West, continuing along the South line of said Lot 1, Block D, a distance of 136.39 feet to a 5/8-inch iron rod with a pink plastic cap stamped TxDOT found for the Southwest corner of said Lot 1, Block D, on the East right-of-way of Conveyor's Street, a 60-foot right-of-way, said iron rod being the beginning of a non-tangent curve to the right having a radius of 397.84, a central angle of 13 degrees 52 minutes 54 seconds, a chord bearing of North 10 degrees 51 minutes 14 seconds West, and a chord length of 96.15 feet;

THENCE along said non-tangent curve to the right, an arc distance of 93.39 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 03 degrees 13 minutes 23 seconds West, along the East right-of-way of said Conveyor's Street and the West line of said Lot 1, Block D, a distance of 143.83 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said right-of-way abandonment;

THENCE South 86 degrees 46 minutes 35 seconds West, along the South line of said right-of-way abandonment, a distance of 60.17 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of said right-of-way abandonment and the Southeast corner of said Lot 1R, Block C;

THENCE South 86 degrees 34 minutes 32 seconds West, along the South line of said Lot 1R, Block C, a distance of 309.03 feet to a point for the Southwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears South 74 degrees 26 minutes 07 seconds East, 0.62 feet;

THENCE North 05 degrees 29 minutes 52 seconds West, along the West line of said Lot 1R, Block C, a distance of 1,036.76 feet to a point for the Northwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears North 78 degrees 37 minutes 38 seconds East, 0.42 feet;

THENCE North 89 degrees 44 minutes 47 seconds East, along the North line of said Lot 1R, Block C, a distance of 175.03 feet to a point for corner from which a 1/2-inch iron rod found bears South 49 degrees 13 minutes 08 seconds East, 0.47 feet;

THENCE North 01 degrees 22 minutes 01 seconds West, along the Northerly West line of said Lot 1R, Block C, a distance of 14.03 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of Justin Road, an 85-foot right-of-way, as dedicated by said plat of Rockwall Commercial;

THENCE along the South right-of-way of said Justin Road, the following courses and distances;

North 88 degrees 16 minutes 40 seconds East, a distance of 636.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 88 degrees 25 minutes 20 seconds East, a distance of 273.09 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 1,592.50 feet, a central angle of 17 degrees 57 minutes 58 seconds, a chord bearing of North 79 degrees 35 minutes 01 seconds East, and a chord length of 497.31 feet;

Along said curve to the left, an arc distance of 499.36 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 3,979.40 feet, a central angle of 18 degrees 16 minutes 32 seconds, a chord bearing of North 79 degrees 44 minutes 18 seconds East, and a chord length of 1,263.93;

Along said curve to the right, an arc distance of 1,269.30 feet to a point for corner from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 52 minutes 09 seconds East, 0.84 feet;

North 88 degrees 52 minutes 34 seconds East, a distance of 49.83 feet to a point for corner at the Northwest end of a corner clip at the intersection of the South right-of-way of said Justin Road with the West right-of-way of said F. M. 3549 from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 14 degrees 09 minutes 55 seconds East, 0.76 feet;

THENCE South 46 degrees 07 minutes 44 seconds East, along said corner clip, a distance of 42.83 feet to a point for corner at the Southeast end of said corner clip from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 58 minutes 22 seconds East, 0.71 feet;

THENCE along the West right-of-way of said F. M. 3549, the following courses and distance;

South 01 degrees 08 minutes 02 seconds East, a distance of 164.80 feet to a 1/2-inch iron rod found;

South 01 degrees 26 minutes 27 seconds West, a distance of 113.61 feet found for corner;

South 58 degrees 12 minutes 56 seconds West, a distance of 98.69 feet to a 5/8-inch iron rod with a red plastic cap

stamped "KHA" found for corner;

South 01 degrees 07 minutes 09 seconds East, a distance of 441.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner at the Northeast end of a corner clip at the intersection of the West right-of-way of said F. M. Highway 3549 with the Northwest right-of-way of said Interstate Highway 30;

THENCE South 35 degrees 33 minutes 35 seconds West, along said corner clip, a distance of 80.25 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2,939,242 square feet or 67.476 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of April, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCKWALL COMMERCIAL** 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 ROCKWALL COMMERCIAL 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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.

PROPERTY OWNER SIGNATURE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My commission expires

SURVEYOR'S CERTIFICATION

That I, Leonard J. Lueker, 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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2024.

Notary Public in and for the State of Texas.

APPROVED: I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2024.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

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LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A,
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BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY PROJECT NO. _____

Winkelmann & Associates, Inc.



CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 75230 DALLAS, TEXAS
(972) 490-7090 (972) 490-7099 FAX
Texas Engineers Registration No. 89 00024
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL

LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
67.476 ACRES

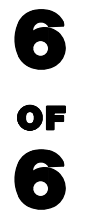
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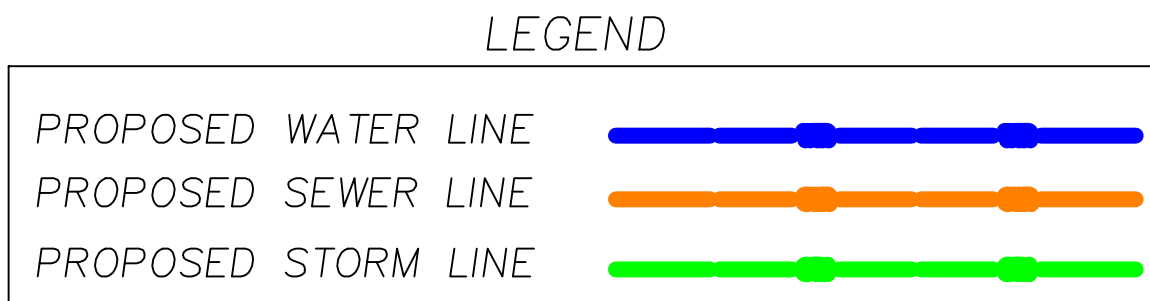
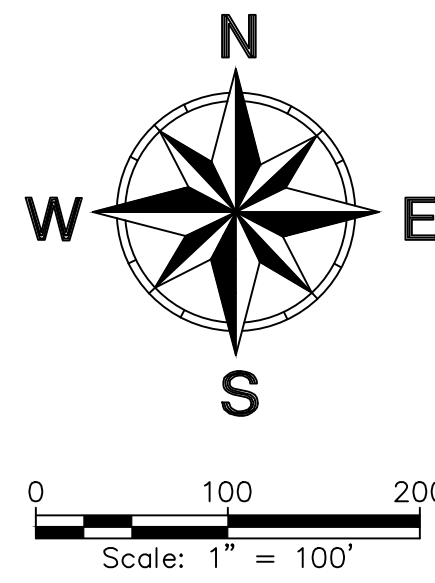
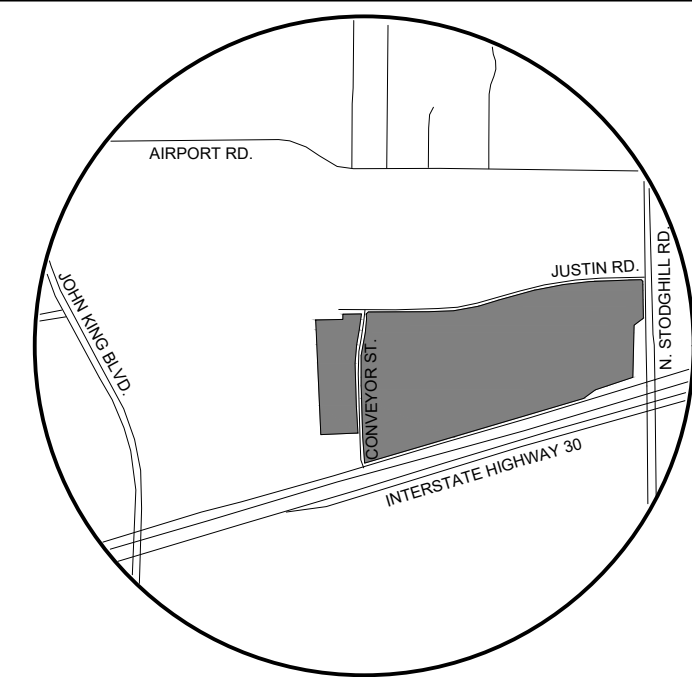
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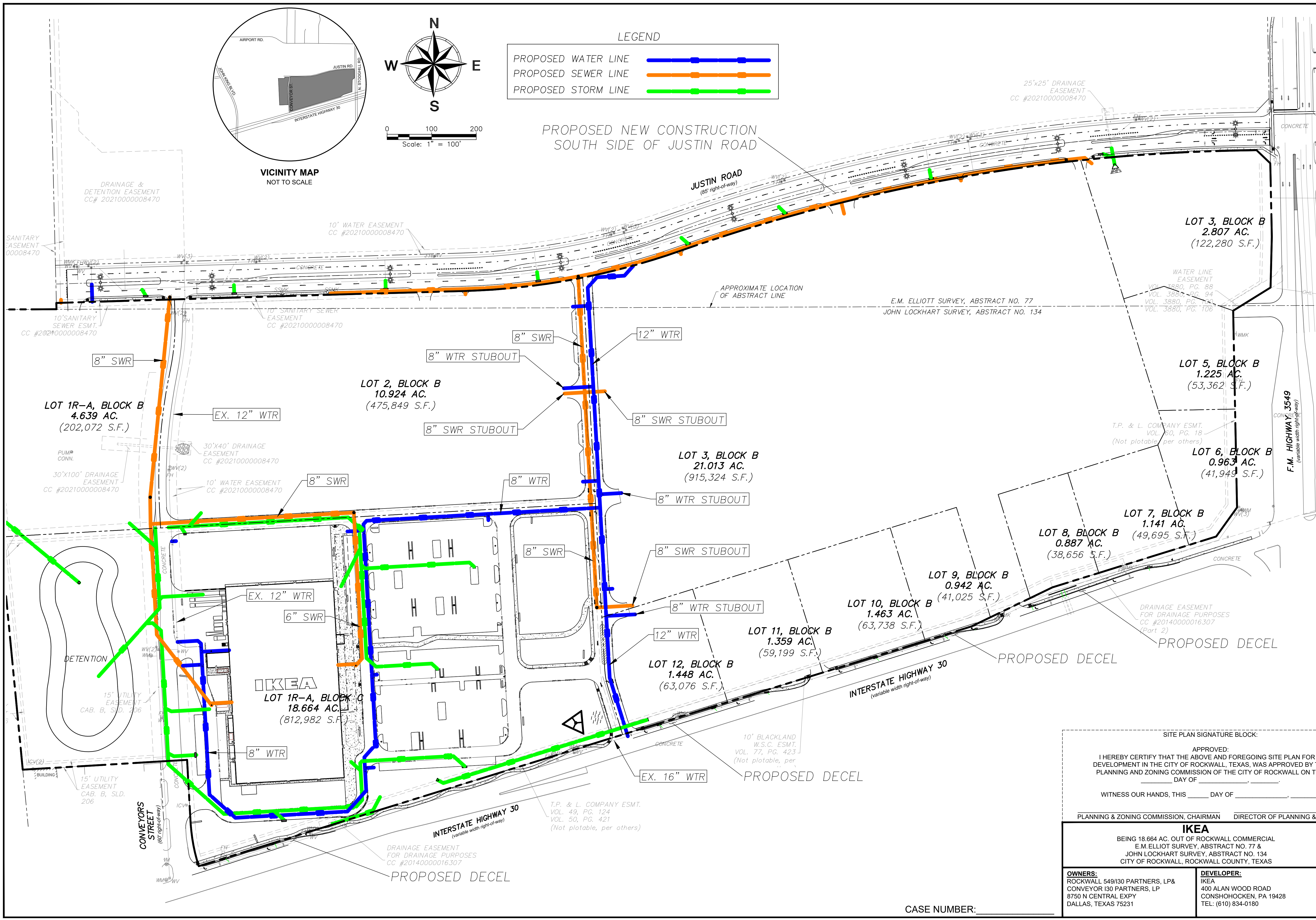
Project No. : 63406.00

SHEET





PROPOSED NEW CONSTRUCTION
SOUTH SIDE OF JUSTIN ROAD



SITE PLAN SIGNATURE BLOCK:

APPROVED: _____
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

IKEA
BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
ROCKWALL 549/130 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP
8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

DEVELOPER:
IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180

CASE NUMBER: _____

<p>CIVIL ENGINEER: Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS & SURVEYORS 6750 HILGREET PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75248 Phone: (972) 490-7090 Fax: (972) 490-7099 E-mail: info@winkelmann.com www.winkelmann.com</p>	No.	1.	DATE	APPROVAL
	2.			
	3.			
	4.			
	5.			
	6.			

10-01-2024

PRELIMINARY UTILITY PLAN
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

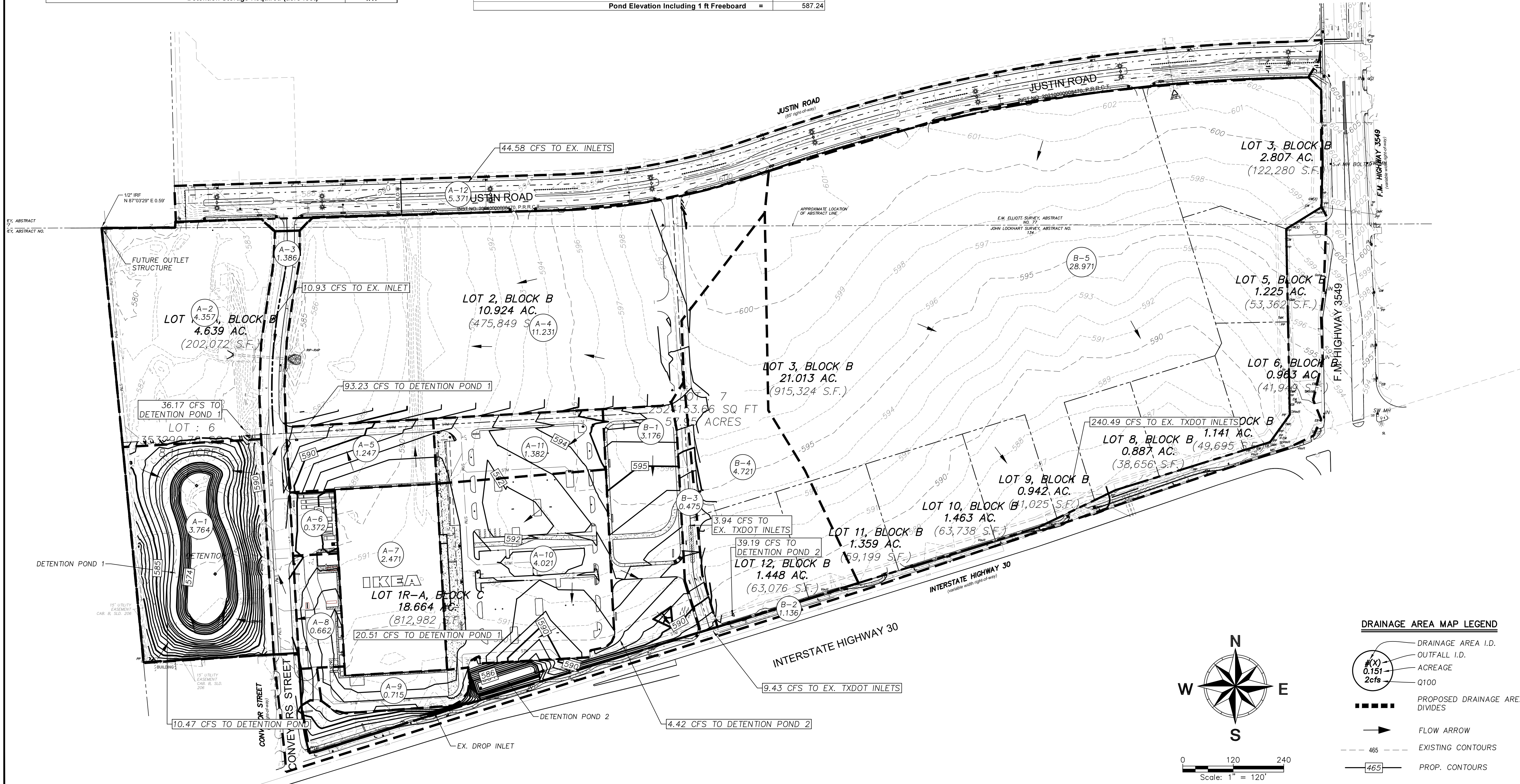
DETENTION POND 1

DETENTION POND CALCULATIONS Table 1				Storm Event	Existing Flow Rate	ISWM Rainfall Data	
MIN	I-100YR	C*	TOTAL AREA (ac)	100 Year	71.15 cfs	e	0.75652
				TOTAL CFS	TOTAL FLOW	b	98.870
				TOTAL CFS	TOTAL FLOW	d	13
5	11.10	0.83	28.83	265.14	79543	21344	58199
10	9.22	0.83	28.83	220.26	132159	42687	89472
15	7.95	0.83	28.83	189.81	170827	53359	117468
20	7.02	0.83	28.83	167.62	201147	64031	137117
30	5.75	0.83	28.83	137.20	246967	85374	161593
40	4.90	0.83	28.83	117.13	281113	106718	174395
50	4.30	0.83	28.83	102.77	308321	128061	180260
60	3.85	0.83	28.83	91.93	330963	149405	181559
120	2.45	0.83	28.83	58.40	420450	277466	142985
180	1.84	0.83	28.83	44.06	475853	405527	70326
360	1.12	0.83	28.83	26.77	578127	789710	-211583
720	0.67	0.83	28.83	16.05	693576	1558076	-864500
1440	0.40	0.83	28.83	9.57	826637	3094808	-2268170
				Detention Storage Required (cubic feet)	=	181,559	
				Detention Storage Required (acre feet)	=	4.17	

DETENTION POND 2

DETENTION POND CALCULATIONS Table 1				Storm Event	Existing Flow Rate	ISWM Rainfall Data	
MIN	I-100YR	C*	TOTAL AREA (ac)	100 Year	23 cfs	e	0.75652
				TOTAL CFS	TOTAL FLOW	b	98.870
				TOTAL CFS	TOTAL FLOW	d	13
5	11.10	0.76	4.81	40.62	12187	6900	5287
10	9.22	0.76	4.81	33.75	20249	13800	6449
15	7.95	0.76	4.81	29.08	26174	17250	8924
20	7.02	0.76	4.81	25.68	30820	20700	10120
30	5.75	0.76	4.81	21.02	37840	27600	10240
40	4.90	0.76	4.81	17.95	43072	34500	8572
50	4.30	0.76	4.81	15.75	47241	41400	5841
60	3.85	0.76	4.81	14.09	50710	48300	2410
120	2.45	0.76	4.81	8.95	64421	89700	-25279
180	1.84	0.76	4.81	6.75	72910	131100	-58190
360	1.12	0.76	4.81	4.10	88580	255300	-166720
720	0.67	0.76	4.81	2.46	106269	503700	-397431
1440	0.40	0.76	4.81	1.47	126657	1000500	-873843
				Detention Storage Required (cubic feet)	=	10,240	
				Detention Storage Required (acre feet)	=	0.24	
				100 Year Water Surface Elevation	=	586.24	
				Pond Elevation Including 1 ft Freeboard	=	587.24	

I.D. NO.	AREA (AC.)	Tc (MIN)	PROPOSED DRAINAGE FLOW CALCULATIONS												COMMENTS
			5-YEAR				25-YEAR				100-YEAR				
			C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	
A-1	3.764	15.0	0.35	1.00	4.97	6.55	0.35	1.00	6.51	8.57	0.35	1.00	7.95	10.47	DETENTION POND 1
A-2	4.357	10.0	0.90	1.00	5.85	22.96	0.90	1.00	7.59	29.74	0.90	1.00	9.22	36.17	INLET A-2
A-3	1.386	10.0	0.90	1.00	5.85	7.30	0.90	1.00	7.59	9.46	0.90	1.00	9.22	11.51	EX. INLET
A-4	11.231	10.0	0.90	1.00	5.85	59.17	0.90	1.00	7.59	76.67	0.90	1.00	9.22	93.23	INLET A-4
A-5	1.247	10.0	0.90	1.00	5.85	6.57	0.90	1.00	7.59	8.51	0.90	1.00	9.22	10.35	INLET A-5
A-6	0.372	10.0	0.90	1.00	5.85	1.96	0.90	1.00	7.59	2.54	0.90	1.00	9.22	3.09	INLET A-6
A-7	2.471	15.0	0.35	1.00	4.97	4.30	0.35	1.00	6.51	5.63	0.35	1.00	7.95	6.87	ROOF DRAINS
A-8	0.662	10.0	0.90	1.00	5.85	3.49	0.90	1.00	7.59	4.52	0.90	1.00	9.22	5.50	INLET A-8
A-9	0.715	10.0	0.90	1.00	5.85	3.77	0.90	1.00	7.59	4.88	0.90	1.00	9.22	5.94	INLET A-9
A-10	4.021	10.0	0.90	1.00	5.85	21.19	0.90	1.00	7.59	27.45	0.90	1.00	9.22	33.38	INLET A-10
A-11	1.382	10.0	0.90	1.00	5.85	7.28	0.90	1.00	7.59	9.43	0.90	1.00	9.22	11.47	INLET A-11
A-12	5.371	10.0	0.90	1.00	5.85	28.30	0.90	1.00	7.59	36.67	0.90	1.00	9.22	44.58	TO EX. INLETS
Total	36.979					172.825			224.077			272.552	CFS		



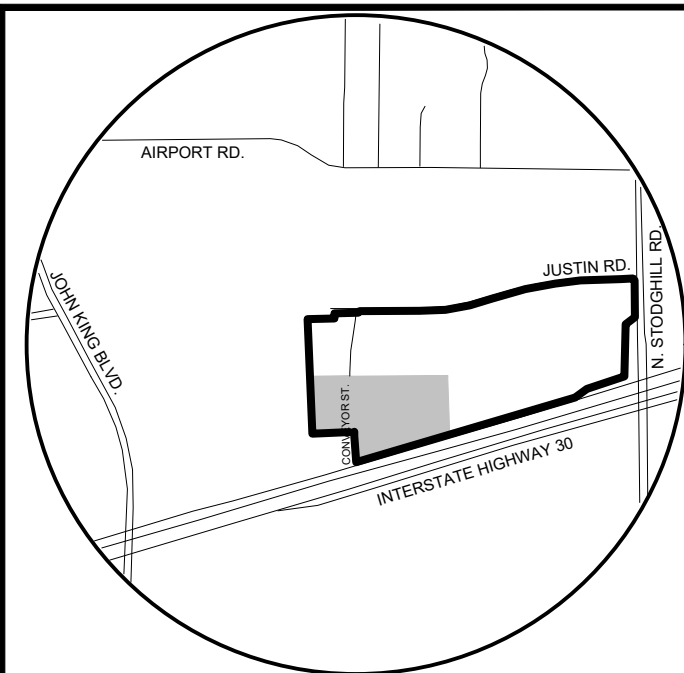
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6720 HILLCREST PLAZA DRIVE, SUITE 215
 ROCKWALL, TEXAS 75087
 Phone: (972) 460-7099
 Fax: (972) 460-7098
 State Surveyors Registration No. 89
 State Professional Engineer Registration No. 100866-00
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PROPOSED DRAINAGE AREA MAP
 I-30 FRONTAGE RD & FM 3549
 ROCKWALL, TX

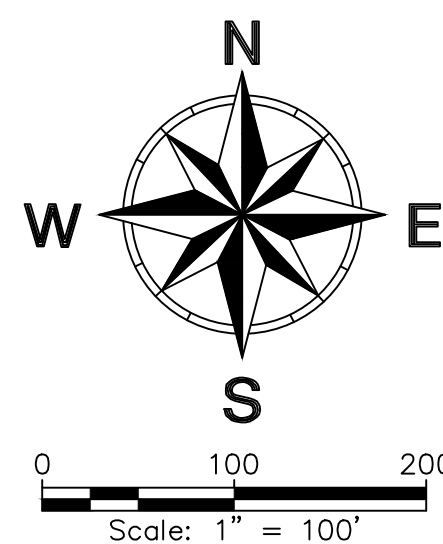
C-06.01

No.	DATE	REVISION	APPROVED
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LAST SAVED BY: C04J054, October 2, 2024

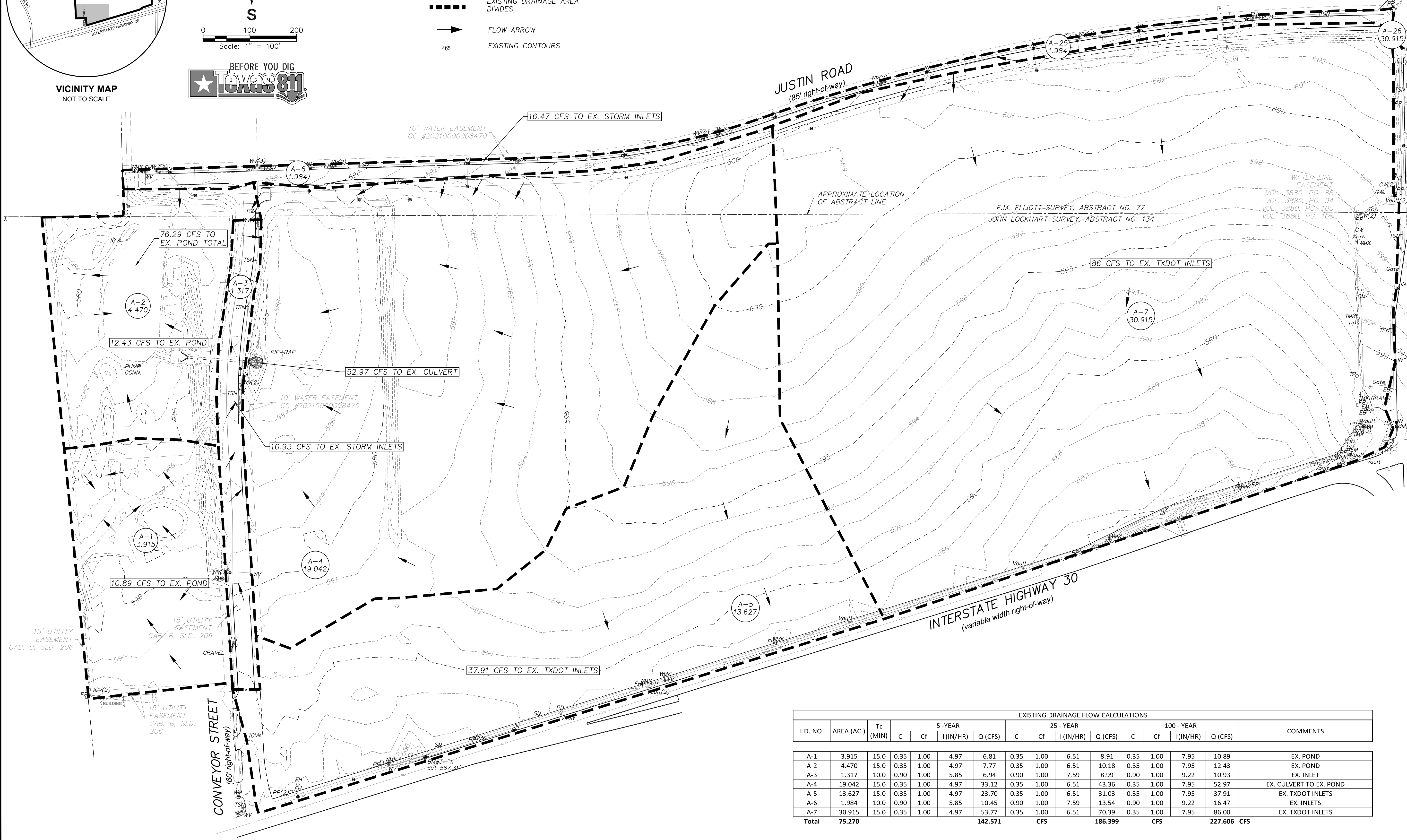


VICINITY MAP
NOT TO SCALE



DRAINAGE AREA MAP LEGEND

- #(X)
0.151
2cfs DRAINAGE AREA I.D.
- OUTFALL I.D.
- ACREAGE
- Q100
- EXISTING DRAINAGE AREA DIVIDES
- FLOW ARROW
- - - 465 EXISTING CONTOURS



I.D. NO.	AREA (AC.)	Tc (MIN)	EXISTING DRAINAGE FLOW CALCULATIONS												COMMENTS
			5 - YEAR				25 - YEAR				100 - YEAR				
			C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	
A-1	3.915	15.0	0.35	1.00	4.97	6.81	0.35	1.00	6.51	8.91	0.35	1.00	7.95	10.89	EX. POND
A-2	4.470	15.0	0.35	1.00	4.97	7.77	0.35	1.00	6.51	10.18	0.35	1.00	7.95	12.43	EX. POND
A-3	1.317	10.0	0.90	1.00	5.85	6.94	0.90	1.00	7.59	8.99	0.90	1.00	9.22	10.93	EX. INLET
A-4	19.042	15.0	0.35	1.00	4.97	33.12	0.35	1.00	6.51	43.36	0.35	1.00	7.95	52.97	EX. CULVERT TO EX. POND
A-5	13.627	15.0	0.35	1.00	4.97	23.70	0.35	1.00	6.51	31.03	0.35	1.00	7.95	37.91	EX. TXDOT INLETS
A-6	1.984	10.0	0.90	1.00	5.85	10.45	0.90	1.00	7.59	13.54	0.90	1.00	9.22	16.47	EX. INLETS
A-7	30.915	15.0	0.35	1.00	4.97	53.77	0.35	1.00	6.51	70.39	0.35	1.00	7.95	86.00	EX. TXDOT INLETS
Total	75.270					142.571			CFS	186.399			CFS	227.606	CFS

No.	DATE	REVISION	APPROV.
1.			
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10-08-2024

EXISTING DRAINAGE AREA MAP
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-06.00

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILGREET PLAZA DRIVE, SUITE 215
ROCKWALL, TEXAS 75087
Phone: (972) 460-7090
Fax: (972) 460-7099
Texas Professional Registration No. 89
Surveyors Registration No. 100866-00
Contract # 2424, Measurement & Associates, Inc.



General Site Data	Subdistrict A	Subdistrict C	Subdistrict D
Zoning (from zoning map)	PD [COMMERCIAL (C) DISTRICT USED AS BASE OF DESIGN]	FOR BOTH SUBDISTRICTS C & D, THE BASE ZONING IS PROPOSED AS A COMMERCIAL (C) DISTRICT	FOR BOTH SUBDISTRICTS C & D, THE BASE ZONING IS PROPOSED AS A COMMERCIAL (C) DISTRICT
Land Use (from Zoning Ordinance; include all applicable uses)	LARGE FORMAT RETAIL; WAREHOUSE/DISTRIBUTION	MULTIFAMILY (WRAP)	MULTIFAMILY (TUCK UNDER)
Lot Area (square feet & acres) *Confirmed by Civil	812,982 SF 18.7 AC	202,068 SF 4.64 AC	475,847 SF 10.92 AC
Building Footprint Area (square feet)	161,069 SF	101,415 SF	126,775 SF
Total Building Area (square feet)	161,069 GSF	282,000 GSF	297,150 GSF
Building Height (# stories)	3 STORIES	5 STORIES	3 STORIES
Building Height (feet – distance to tallest building element)	43'-6"	65'	45'
Lot Coverage (percent – x.xx%)	19.81%	50.19%	26.64%
Floor Area Ratio (ratio x.xx:1)	1:1	1.4:1	0.62:1
Residential Density (Units/Acreage)	0 UNITS/ACRE	54 UNITS/ACRE	23 UNITS/ACRE
Multifamily Units			
Total Unit Count	0	250	235
Unit Types	0	250 APARTMENTS	120 APARTMENTS, 115 TOWNHOMES
Residential Density (Units/Net Acreage) Net Acreage = Total acreage minus streets and open space	0	55 UNITS/ACRE	23 UNITS/ACRE
Parking			
Parking Ratio (Proposed)	1 SPACE / 250 SF	1.5 SPACES / UNIT	1.5 SPACES / UNIT
Required Parking (# spaces)	645 SPACES	375 SPACES	375 SPACES
Provided Parking (# spaces)	650 SPACES	386 SPACES: 379 GARAGE SPACES, 8 PARALLEL	435 SPACES: 203 SURFACE, 40 TUCK-UNDER STALLS, 172 TOWNHOME GARAGE STALLS, 20 PARELLEL
Accessible Parking Required (# spaces)	13 SPACES	8 SPACES	9 SPACES
Accessible Parking Provided (# spaces)	13 SPACES	8 SPACES	9 SPACES
Open Space			
Open Space Required (13.5%)	109,752.5 SF	27,279.6 SF	64,239.3 SF
Open Space Provided	315,665.92 SF	60,036.14 SF	111,150.18 SF



DATE: November 8, 2024

TO: Will Winkelmann
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230

CC: James Melino
Rockwall 549/I-30 Partnerships LP/Conveyor I-30 Partners LP
8750 N. Central Expressway, Suite 1735
Dallas, Texas 75231

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

SUBJECT: P2024-033; *Preliminary Plat for Rockwall Heights*

Will Winkelmann:

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 November 4, 2024. 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 *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 October 29, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat by a vote of 6-0, with Commissioner Hustings absent.

City Council

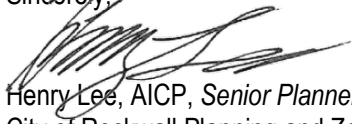
On November 4, 2024, the City Council approved a motion to approve the Preliminary Plat by a vote of 5-2, with Council Members Jorif and McCallum dissenting.

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.

All plats must be submitted to the City within a maximum of 180-days from the approval date. Failure to adhere to 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) 772-6434.

Sincerely,



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