

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

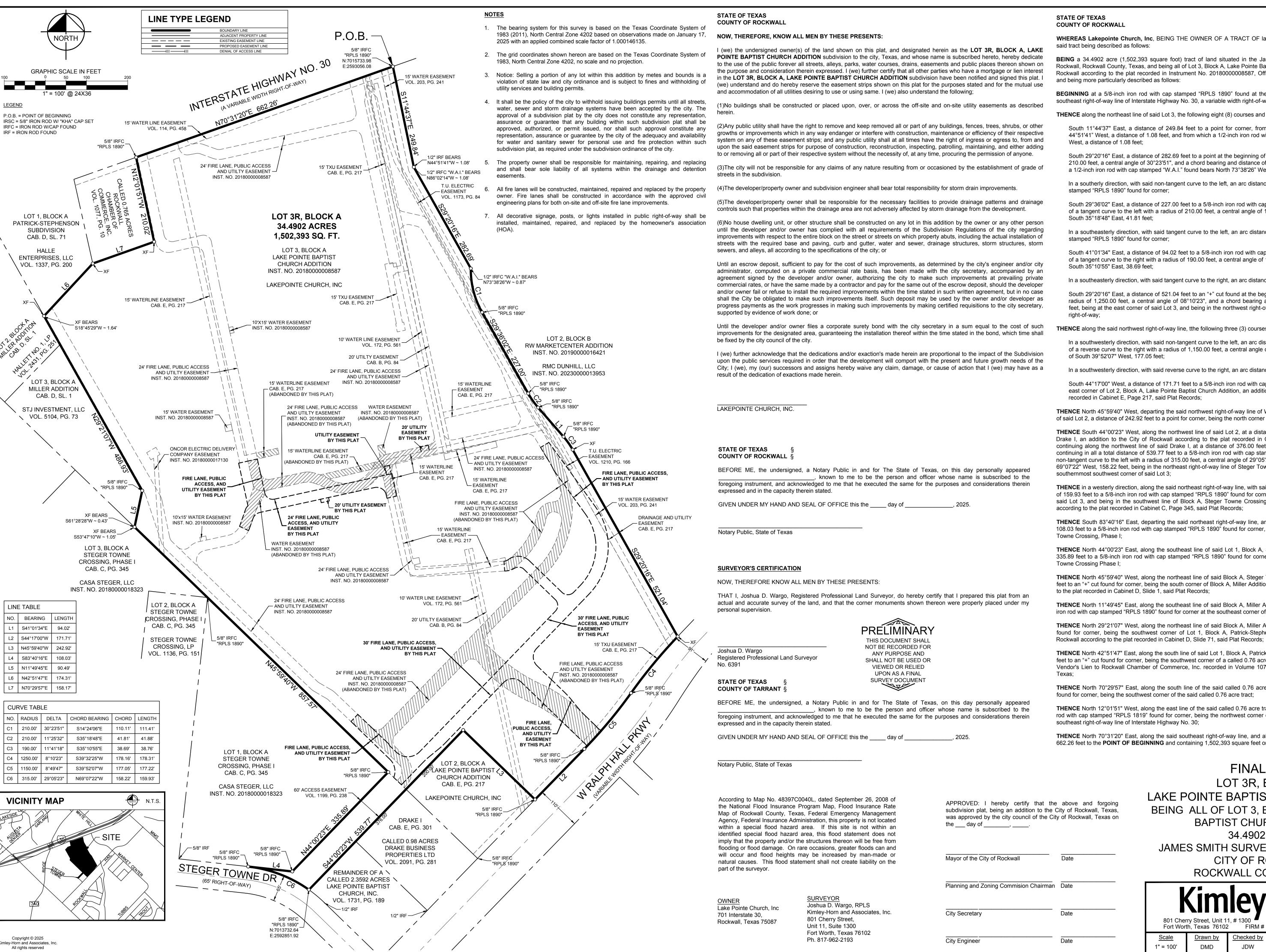
ARCHITECTURE REVIEW BOARD	CITY COUNCIL READING #2
PLANNING AND ZONING COMMISSION	CONDITIONS OF APPROVAL
CITY COUNCIL READING #1	NOTES



DEVELC. MENT APPLICATION
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street

PLANNING & ZONING CAS	SE NO.
NOTE: THE APPLICATION CITY UNTIL THE PLANNING SIGNED BELOW.	IS NOT CONSIDERED ACCEPTED BY THE G DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
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	Rockwall, Texas	75087			ENGINEER:	NO.		
PLEASE CHECK THE A	APPROPRIATE BOX BELO	W TO INDICATE THE TYPE O	F DEVELOPME	NT REQ	UEST ISELECT	ONLY ONE E	BOXT:	
PLATTING APPLIC MASTER PLAT (PRELIMINARY F FINAL PLAT (\$30.0 AMENDING OR PLAT REINSTAT SITE PLAN APPLIC SITE PLAN (\$250	(\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 AC 00.00 + \$20.00 ACRE) 1 00 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.0	RE)1	ZONING ZONING SPEC PD DE OTHER A TREE VARIA NOTES: I IN DETER! PER ACRE A A. \$1,000.	APPLICA IG CHAI IFIC USI EVELOP APPLICA REMOV INCE RE MINING TH MOUNT. F	ATION FEES: NGE (\$200.00 + E PERMIT (\$200 MENT PLANS (\$ ATION FEES: VAL (\$75.00) EQUEST/SPECI. BE FEE, PLEASE USE FOR REQUESTS ON IL IIILL BE ADDED TO	\$15.00 ACRE 0.00 + \$15.00 \$200.00 + \$15 AL EXCEPTIO THE EXACT ACR ESS THAN ONE A THE APPLICATIO	E) 1 ACRE) 1 8 2 .00 ACRE) 1	ONE (1) ACRE.
PROPERTY INFO	RMATION (PLEASE PR	ПТ						
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CONTACT PERSON	TRACY TUTTLE		CONTACT PER	RSON	TODD MARTI	N, P.E.		
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NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	W. J. Jand			MY CON	MISSION EXP		1



WHEREAS Lakepointe Church, Inc, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 34.4902 acre (1,502,393 square foot) tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 3, Block A, Lake Pointe Baptist Church Addition, an addition to the City of Rockwall according to the plat recorded in Instrument No. 20180000008587, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the north corner of said Lot 3, and being in the southeast right-of-way line of Interstate Highway No. 30, a variable width right-of-way;

THENCE along the northeast line of said Lot 3, the following eight (8) courses and distances:

South 11°44'37" East, a distance of 249.84 feet to a point for corner, from which a 1/2-inch iron rod found bears North 44°51'41" West, a distance of 1.08 feet, and from which a 1/2-inch iron rod with cap stamped "W.A.I." bears North 86°02'14" West, a distance of 1.08 feet;

South 29°20'16" East, a distance of 282.69 feet to a point at the beginning of a non-tangent curve to the left with a radius of 210.00 feet, a central angle of 30°23'51", and a chord bearing and distance of South 14°24'06" East, 110.11 feet, from which a 1/2-inch iron rod with cap stamped "W.A.I." found bears North 73°38'26" West, a distance of 0.87 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 111.41 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner;

South 29°36'02" East, a distance of 227.00 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a tangent curve to the left with a radius of 210.00 feet, a central angle of 11°25'32", and a chord bearing and distance of South 35°18'48" East, 41.81 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 41.88 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner;

South 41°01'34" East, a distance of 94.02 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a tangent curve to the right with a radius of 190.00 feet, a central angle of 11°41'18", and a chord bearing and distance of South 35°10'55" East, 38.69 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 38.76 feet to an "+" cut found for corner;

South 29°20'16" East, a distance of 521.04 feet to an "+" cut found at the beginning of a non-tangent curve to the left with a radius of 1,250.00 feet, a central angle of 08°10'23", and a chord bearing and distance of South 39°32'25" West, 178.16 feet, being at the east corner of said Lot 3, and being in the northwest right-of-way line of W Ralph Hall Parkway, a 110-foot

THENCE along the said northwest right-of-way line, tthe following three (3) courses and distances:

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 178.31 feet to a point at the beginning of a reverse curve to the right with a radius of 1,150.00 feet, a central angle of 08°49'47", and a chord bearing and distance of South 39°52'07" West, 177.05 feet;

In a southwesterly direction, with said reverse curve to the right, an arc distance of 177.22 feet to a point for corner;

South 44°17'00" West, a distance of 171.71 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner at the east corner of Lot 2, Block A, Lake Pointe Baptist Church Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 217, said Plat Records;

THENCE North 45°59'40" West, departing the said northwest right-of-way line of W Ralph Hall Parkway, along the northeast line of said Lot 2, a distance of 242.92 feet to a point for corner, being the north corner of said Lot 2;

THENCE South 44°00'23" West, along the northwest line of said Lot 2, at a distance of 200.00 feet passing the north corner of Drake I, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 301, said Plat Records, and continuing along the northwest line of said Drake I, at a distance of 376.00 feet passing the west corner of said Drake I, and continuing in all a total distance of 539.77 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a non-tangent curve to the left with a radius of 315.00 feet, a central angle of 29°05'23", and a chord bearing and distance of North 69°07'22" West, 158.22 feet, being in the northeast right-of-way line of Steger Towne Drive, a 65-foot right-of-way, and being the southernmost southwest corner of said Lot 3;

THENCE in a westerly direction, along the said northeast right-of-way line, with said non-tangent curve to the left, an arc distance of 159.93 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner, being the westernmost southwest corner of said Lot 3, and being in the southwest line of Block A, Steger Towne Crossing, Phase I an addition to the City of Rockwa according to the plat recorded in Cabinet C, Page 345, said Plat Records;

THENCE South 83°40'16" East, departing the said northeast right-of-way line, and along the said southeast line, a distance of 108.03 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner, being the south corner of said Block A, Steger Towne Crossing, Phase I;

THENCE North 44°00'23" East, along the southeast line of said Lot 1, Block A, Steger Town Crossing, Phase I, a distance of 335.89 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner, being at the east corner of Block A, Steger

THENCE North 45°59'40" West, along the northeast line of said Block A, Steger Towne Crossing Phase I, a distance of 857.57 feet to an "+" cut found for corner, being the south corner of Block A, Miller Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet D. Slide 1, said Plat Records:

THENCE North 11°49'45" East, along the southeast line of said Block A, Miller Addition, a distance of 90.49 feet to an 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner at the southeast corner of said Block A, Miller Addition;

THENCE North 29°21'07" West, along the northeast line of said Block A, Miller Addition, a distance of 486.93 feet to an "+" cut found for corner, being the southwest corner of Lot 1, Block A, Patrick-Stephenson Subdivision, an addition to the City of

THENCE North 42°51'47" East, along the south line of said Lot 1, Block A, Patrick-Stephenson Subdivision, a distance of 174.31 feet to an "+" cut found for corner, being the southwest corner of a called 0.76 acre tract of land described in Warranty Deed with Vendor's Lien to Rockwall Chamber of Commerce, Inc. recorded in Volume 1077, Page 10, Deed Records, Rockwall County,

THENCE North 70°29'57" East, along the south line of the said called 0.76 acre tract, a distance of 158.17 feet to an "+" cut found for corner, being the southwest corner of the said called 0.76 acre tract;

THENCE North 12°01'51" West, along the east line of the said called 0.76 acre tract, a distance of 210.02 feet to a 5/8-inch iron rod with cap stamped "RPLS 1819" found for corner, being the northwest corner of said Lot 3, and being in the aforementioned southeast right-of-way line of Interstate Highway No. 30;

THENCE North 70°31'20" East, along the said southeast right-of-way line, and along the north line of said Lot 3, a distance of 662.26 feet to the **POINT OF BEGINNING** and containing 1,502,393 square feet or 34.4902 acres of land, more or less.

> FINAL PLAT LOT 3R, BLOCK A, LAKE POINTE BAPTIST CHURCH ADDITION BEING ALL OF LOT 3, BLOCK A, LAKE POINTE BAPTIST CHURCH ADDITION

34.4902 ACRES JAMES SMITH SURVEY, ABSTRACT No. 200 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

Fort Worth, Texas 76102 FIRM # 10194040

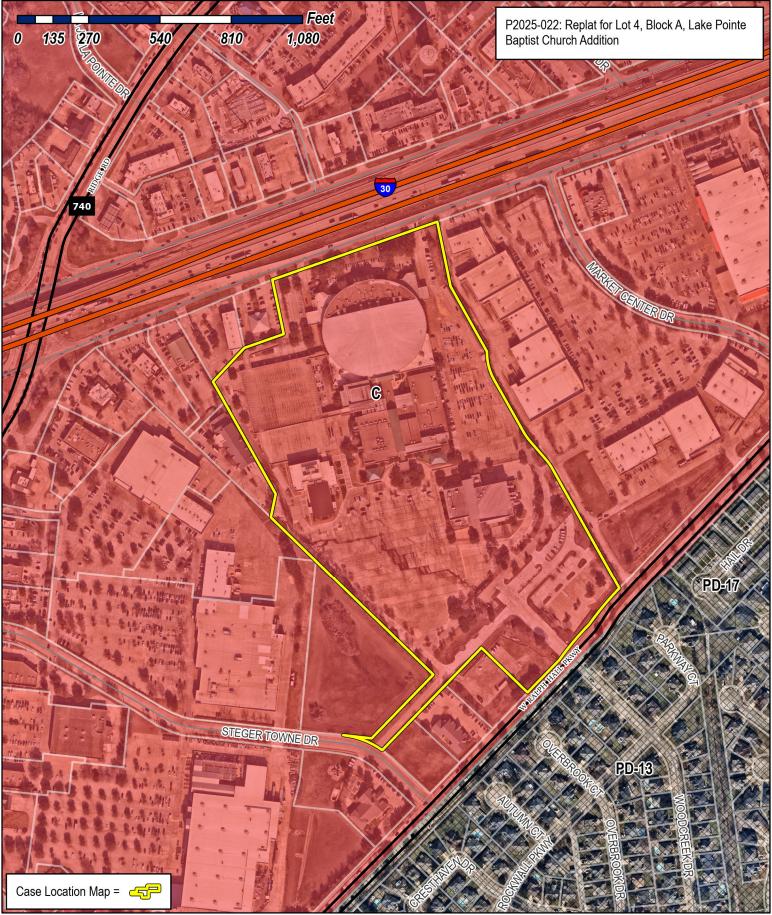
www.kimley-horn.com Project No. Sheet No. <u>Scale</u> <u>Drawn by</u> <u>Date</u> 1" = 100' DMD 7/18/2025 064608805



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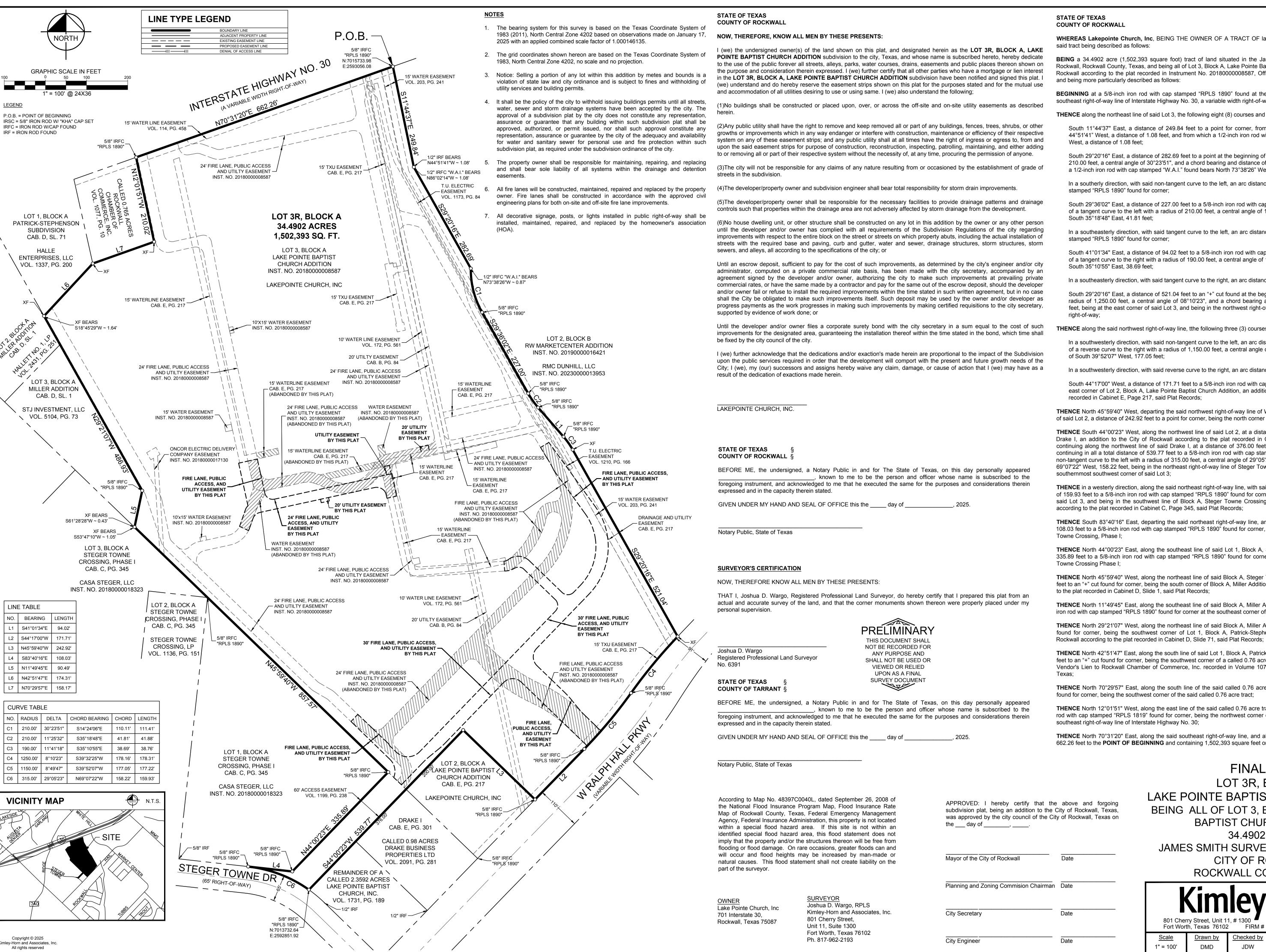


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(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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> FINAL PLAT LOT 3R, BLOCK A, LAKE POINTE BAPTIST CHURCH ADDITION BEING ALL OF LOT 3, BLOCK A, LAKE POINTE BAPTIST CHURCH ADDITION

34.4902 ACRES JAMES SMITH SURVEY, ABSTRACT No. 200 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

Fort Worth, Texas 76102 FIRM # 10194040

www.kimley-horn.com Project No. Sheet No. <u>Scale</u> <u>Drawn by</u> <u>Date</u> 1" = 100' DMD 7/18/2025 064608805



385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: July 29, 2025

APPLICANT: Todd Martin, PE of Kimley-Horn

CASE NUMBER: P2025-022; Replat for Lot 4, Block A, Lake Pointe Baptist Church Addition

SUMMARY

Consider a reguest by Todd Martin, PE of Kimley-Horn on behalf of Tracy Tuttle of Lakepointe Church for the approval of a Replat for Lot 4, Block A, Lake Pointe Baptist Church Addition being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Replat for a 34.4904-acre tract of land (i.e. Lot 3, Block A, Lake Pointe Baptist Church Addition) for the purpose of dedicating and abandoning easements on the subject property.
- ☑ Background. The subject property was annexed on November 7, 1960 by Ordinance No. 60-03 [i.e. Case No. A1960-003]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 3, 1983, the City Council approved a conditional use permit [i.e. PZ1983-032-01] for temporary wood frame buildings to use as a Sunday school on the property for up to two (2) years. On May 9, 1984, the City Council approved a conditional use permit [i.e. PZ1983-068-01] and a final plat [i.e. PZ1983-069-01] to add drainage and detention easements for the construction of a church, a parking lot, and addition to an existing building. On May 7, 1984, the City Council approved a zoning change [i.e. PZ1984-042-01] to rezone the property from an Agricultural (AG) District to a Commercial (C) District. On February 18, 1985, the City Council approved a site plan [i.e. PZ1984-088-01] to allow the construction of a 5,000-seat sanctuary, proposed education facility adjoining the sanctuary not to exceed three (3) stories, the addition of a 20-foot paved road on the east side of the property, and the construction of a road along FM-3097. On January 7, 1985, the City Council approved a conditional use permit [i.e. PZ1984-109-01] allowing a day care center and kindergarten at the existing church site with no time limit. On May 6, 1985, the City Council approved a plat [i.e. PZ1985-026-01] for the placement of a sidewalk that was needed prior to the issuance of a building permit for the future development of the property. On April 15, 1996, the City Council approved a site plan [i.e. Case No. PZ1996-017-01] allowing the relocation of eight (8) portable building from their existing church in Rowlett to the subject property. On July 20, 1998, the City Council approved a replat [i.e. Case No. PZ1998-036-01] accommodating new property acquired by the church which included a land swap with the adjacent property owner. On February 15, 1999, the City Council approved a site plan and landscape plan [i.e. Case No. PZ1998-82-1] to accommodate a Children's Educational Building along with parking and drainage improvements. On June 21, 1999, the City Council approved a conditional use permit (CUP) [i.e. Case No. PZ1999-038-01] for two (2) additional buildings not meeting the masonry requirements for the district. These would be allowed on the subject property for a period of five (5) years. On April 10, 2001, the City Council approved a commercial replat [i.e. Case No. PZ 2001-036-01] to create two (2) lots and remove two (2) "out parcels" on the subject property. On April 9, 2002, a replat, site plan, and building elevations [i.e. Case No. PZ2002-026-01] were approved by City Council to facilitate the construction of a youth center on the subject property. On January 17, 2017, a site plan was approved [i.e. Case No. 2016 SP2016-032] by City Council for the purpose of constructing a 44,873 SF worship and education building for an existing church. On October 2, 2017, a replat was approved [i.e. Case No. P2017-048] in order to abandon and reestablish different easements located within the property. On September 3, 2024, City Council approved an Alternative Tree Mitigation Plan Settlement Agreement [i.e. Case No. MIS2024-018] that would be required for later improvements on the subject property. On May 27, 2025, the Planning and Zoning Commission approved an amended site plan [i.e. Case No. SP2025-016] in order to update the existing campus, creating a plaza area that incorporated two (2) shade structures, artificial turf areas, and a new commercial building for food service on the subject property.

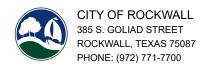
- ☑ <u>Conformance to the Subdivision Ordinance.</u> The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this <u>Replat</u> by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the <u>Replat</u> for Lot 4, Block A, Lake Pointe Baptist Church Addition, staff would propose the following conditions of approval:

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



DATE: 7/25/2025

PROJECT NUMBER: P2025-022

PROJECT NAME: Replat for Lake Pointe Baptist Curch

SITE ADDRESS/LOCATIONS: 701 E INTERSTATE 30

CASE CAPTION: Consider a request by Todd Martin, PE of Kimley-Horn on behalf of Tracy Tuttle of Lakepointe Church for the approval of a Replat for

Lot 4, Block A, Lake Pointe Baptist Church Addition being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay

(IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Angelica Guevara	07/25/2025	Approved w/ Comments	

07/25/2025: P2025-022: Final Plat for Lot 4, Block A, Lake Pointe Baptist Church Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Replat for Lot 4, Block A, Lake Pointe Baptist Church Addition being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30.
- 1.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.
- M.3 For reference, include the case number (P2025-022) in the lower right-hand corner of all pages on future submittals.
- M.4 Please correct the Title Block to the following:

FINAL PLAT
LOT 4, BLOCK A
LAKE POINTE BAPTIST CHURCH ADDITION
BEING A REPLAT OF
LOT 3, BLOCK A
LAKE POINTE BAPTIST CHURCH ADDITION
BEING
ONE (1) LOT
34.4902-ACRES OR 1,502,393 SF
SITUATED IN THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the

Municipal Code of Ordinances)

- M.6 Please label the right-of-way width and street centerline for each street adjacent to the development. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.7 Please update the Owner's Certificate and Standard Plat Wording to be in conformance with the subdivision ordinance (i.e. Section 38-7(1)(A)(1)). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).
- M.8 Provide the correct, updated format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):
- (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.
- M.9 Please provide the following Notary Public Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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] day of [MONTH], [YEAR].

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

M.10 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWAL	_ .L	
PLANNING AND ZONING COMMISSI	ON CHAIRMAN	
	_	
CITY SECRETARY		

- I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.
- I.12 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

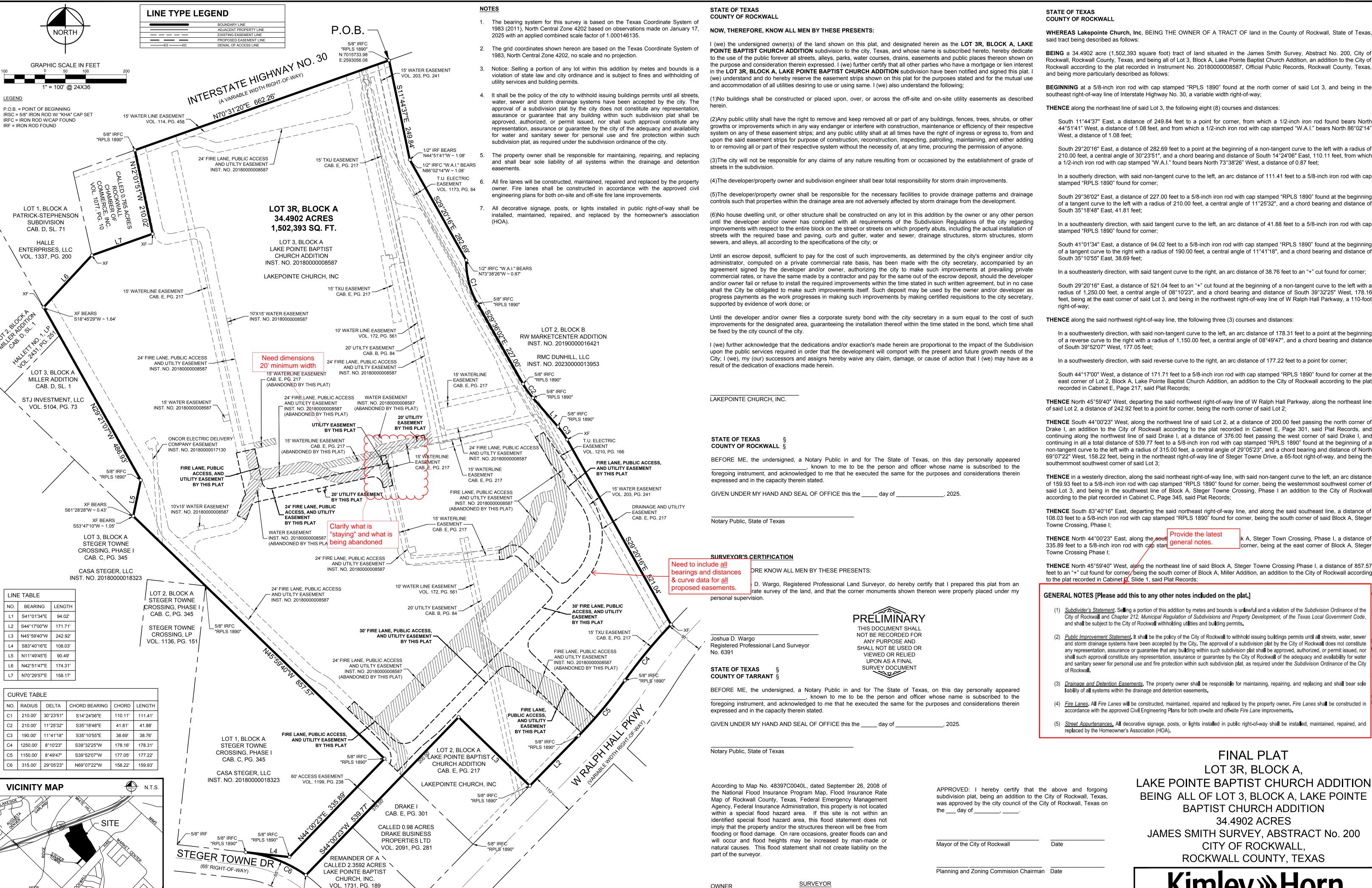
Planning and Zoning Meeting: July 29, 2025 City Council Meeting: August 4, 2025

I.13 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat 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.

30 3 a 3 2 2	reme and any approars contained or approxi	oomanioa iii olan o oaoo momo aro aaaroooa piio	to and dabannoidn plat boning moun				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT				
ENGINEERING	Madelyn Price	07/22/2025	Approved w/ Comments				
07/22/2025: 1. Need dimension	s 20' minimum width						
2. Clarify what is "staying" and v	vhat is being abandoned						
3. Need to include all bearings a	3. Need to include all bearings and distances & curve data for all proposed easements.						
4. Provide the latest general no	tes.						
DEDARTMENT	DEVIEWED.	DATE OF DEVUENA	OTATILO OF PROJECT				

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Craig Foshee	07/25/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	07/21/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	07/22/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Angelica Guevara	07/25/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	07/23/2025	Approved	

No Comments



5/8" IRFC

"RPLS 1890"

N:7013732.64

Copyright © 2025

All rights reserved

E:2592851.92

WHEREAS Lakepointe Church, Inc, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas,

BEING a 34.4902 acre (1,502,393 square foot) tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 3, Block A, Lake Pointe Baptist Church Addition, an addition to the City of

BEGINNING at a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the north corner of said Lot 3, and being in the

THENCE along the northeast line of said Lot 3, the following eight (8) courses and distances:

South 11°44'37" East, a distance of 249.84 feet to a point for corner, from which a 1/2-inch iron rod found bears North 44°51'41" West, a distance of 1.08 feet, and from which a 1/2-inch iron rod with cap stamped "W.A.I." bears North 86°02'14" West, a distance of 1.08 feet;

South 29°20'16" East, a distance of 282.69 feet to a point at the beginning of a non-tangent curve to the left with a radius of 210.00 feet, a central angle of 30°23'51", and a chord bearing and distance of South 14°24'06" East, 110.11 feet, from which a 1/2-inch iron rod with cap stamped "W.A.I." found bears North 73°38'26" West, a distance of 0.87 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 111.41 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner;

South 29°36'02" East, a distance of 227.00 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a tangent curve to the left with a radius of 210.00 feet, a central angle of 11°25'32", and a chord bearing and distance of South 35°18'48" East, 41.81 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 41.88 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner;

South 41°01'34" East, a distance of 94.02 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a tangent curve to the right with a radius of 190.00 feet, a central angle of 11°41'18", and a chord bearing and distance of

In a southeasterly direction, with said tangent curve to the right, an arc distance of 38.76 feet to an "+" cut found for corner;

South 29°20'16" East, a distance of 521.04 feet to an "+" cut found at the beginning of a non-tangent curve to the left with a radius of 1,250.00 feet, a central angle of 08°10'23", and a chord bearing and distance of South 39°32'25" West, 178.16 feet, being at the east corner of said Lot 3, and being in the northwest right-of-way line of W Ralph Hall Parkway, a 110-foot

THENCE along the said northwest right-of-way line, tthe following three (3) courses and distances:

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 178.31 feet to a point at the beginning of a reverse curve to the right with a radius of 1,150.00 feet, a central angle of 08°49'47", and a chord bearing and distance of South 39°52'07" West, 177.05 feet;

In a southwesterly direction, with said reverse curve to the right, an arc distance of 177.22 feet to a point for corner;

South 44°17'00" West, a distance of 171.71 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner at the east corner of Lot 2, Block A, Lake Pointe Baptist Church Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 217, said Plat Records;

THENCE North 45°59'40" West, departing the said northwest right-of-way line of W Ralph Hall Parkway, along the northeast line of said Lot 2, a distance of 242.92 feet to a point for corner, being the north corner of said Lot 2;

THENCE South 44°00'23" West, along the northwest line of said Lot 2, at a distance of 200.00 feet passing the north corner of Drake I, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 301, said Plat Records, and continuing along the northwest line of said Drake I, at a distance of 376.00 feet passing the west corner of said Drake I, and continuing in all a total distance of 539.77 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a non-tangent curve to the left with a radius of 315.00 feet, a central angle of 29°05'23", and a chord bearing and distance of North 69°07'22" West, 158.22 feet, being in the northeast right-of-way line of Steger Towne Drive, a 65-foot right-of-way, and being the southernmost southwest corner of said Lot 3;

THENCE in a westerly direction, along the said northeast right-of-way line, with said non-tangent curve to the left, an arc distance of 159.93 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner, being the westernmost southwest corner of said Lot 3, and being in the southwest line of Block A, Steger Towne Crossing, Phase I an addition to the City of Rockwa according to the plat recorded in Cabinet C, Page 345, said Plat Records;

THENCE South 83°40'16" East, departing the said northeast right-of-way line, and along the said southeast line, a distance of 108.03 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner, being the south corner of said Block A, Steger

THENCE North 44°00'23" East, along the south 335.89 feet to a 5/8-inch iron rod with cap stan

Joshua D. Wargo, RPLS

Fort Worth, Texas 76102

801 Cherry Street,

Unit 11, Suite 1300

Ph. 817-962-2193

Kimley-Horn and Associates, Inc.

City Secretary

City Engineer

Lake Pointe Church, Inc

Rockwall, Texas 75087

701 Interstate 30,

Provide the latest

k A, Steger Town Crossing, Phase I, a distance of corner, being at the east corner of Block A, Steger

THENCE North 45°59'40" West, along the northeast line of said Block A, Steger Towne Crossing Phase I, a distance of 857.57 feet to an "+" cut found for corner, being the south corner of Block A, Miller Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet 2 Slide 1, said Plat Records:

GENERAL NOTES [Please add this to any other notes included on the plat.]

- (1) <u>Subdivider's Statement</u>. Selling a portion of this addition by metes and bounds is unlawful and a violation of the <u>Subdivision Ordinance</u> 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
- 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.
-) 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).

<u>Drawn by</u>

DMD

1" = 100'

FINAL PLAT LOT 3R, BLOCK A, LAKE POINTE BAPTIST CHURCH ADDITION BEING ALL OF LOT 3, BLOCK A, LAKE POINTE BAPTIST CHURCH ADDITION 34.4902 ACRES

JAMES SMITH SURVEY, ABSTRACT No. 200 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

<u>Date</u>

7/18/2025

Project No.

064608805

<u>Sheet No.</u>

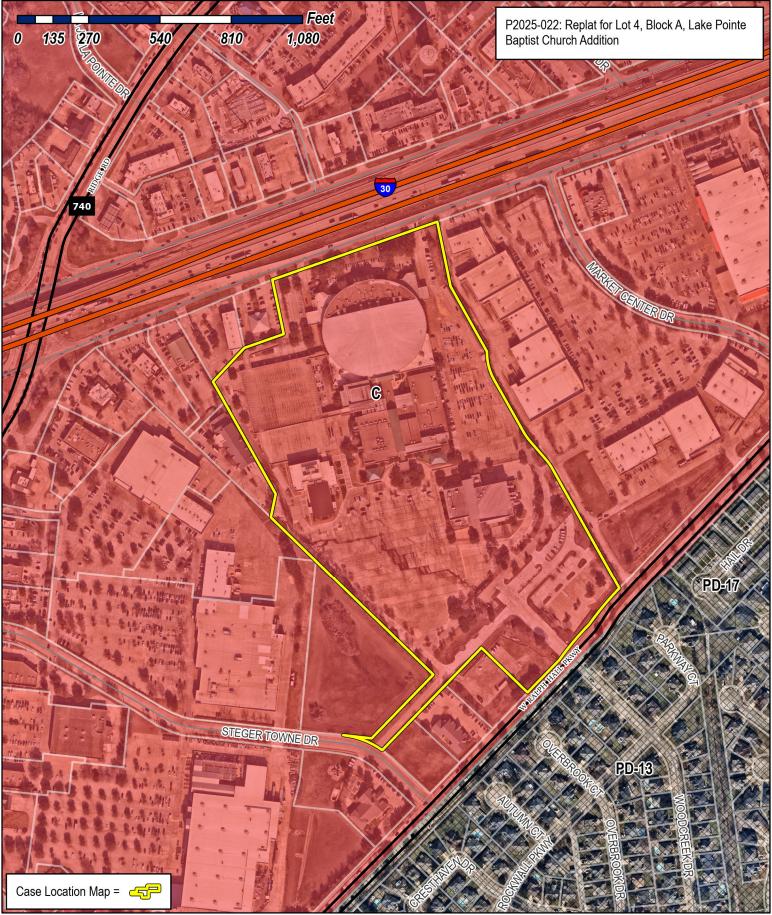




DEVELC. MENT APPLICATION
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street

PLANNING & ZONING CAS	SE NO.
NOTE: THE APPLICATION CITY UNTIL THE PLANNING SIGNED BELOW.	IS NOT CONSIDERED ACCEPTED BY THE G DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING	

	Rockwall, Texas 75087	L	CITYE	ENGINEER:	S/176,1	
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDICATE THE TYPE (OF DEVELOPMEN	T REQ	UEST [SELECT ONLY ONE BO)	g:	
☐ PRELIMINARY P☐ FINAL PLAT (\$30 ☑ REPLAT (\$300.00 ☐ AMENDING OR N	\$100.00 + \$15.00 ACRE) 1 LAT (\$200.00 + \$15.00 ACRE) 1 10.00 + \$20.00 ACRE) 1	☐ ZONING ☐ SPECIF ☐ PD DEV OTHER AP ☐ TREE R	CHAN IC USE ELOPI PLICA EMOV	ATION FEES: NGE (\$200.00 + \$15.00 ACRE) 1 E PERMIT (\$200.00 + \$15.00 AC MENT PLANS (\$200.00 + \$15.00 ATION FEES: ('AL (\$75.00) EQUEST/SPECIAL EXCEPTIONS	ACRE) 1	
,	ATION FEES: 0.00 + \$20.00 ACRE) 1 PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	PER ACRE AM 2: A \$1,000.00	DUNT. F FEE W	IE FEE, PLEASE USE THE EXACT ACREAG FOR REQUESTS ON LESS THAN ONE ACRE WILL BE ADDED TO THE APPLICATION F THON WITHOUT OR NOT IN COMPLIANC	, round up to c ee for any re	ONE (1) ACRE. EQUEST THAT
PROPERTY INFO	RMATION [PLEASE PRINT]					
ADDRESS	701 E INTERSTATE 30, ROCKWALL, TX 75087					
SUBDIVISION	LAKE POINTE BAPTIST CHURCH ADDITION			LOT 3	BLOCK	A
GENERAL LOCATION	PLAZA AREA ADJACENT TO MAIN BUILDING					
ZONING, SITE PL	AN AND PLATTING INFORMATION (PLEAS	SE PRINT]				
CURRENT ZONING	COMMERCIAL	CURRENT	USE	CHURCH PLAZA		
PROPOSED ZONING	N/A	PROPOSED	USE	CHURCH PLAZA		
ACREAGE	34.490 LOTS [CURRENT	1		LOTS [PROPOSED]	1	
REGARD TO ITS A	<u>PLATS</u> : BY CHECKING THIS BOX YOU ACKNOWLEDGE T PPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF ENIAL OF YOUR CASE.	THAT DUE TO THE STAFF'S COMMEN	PASSA TS BY	AGE OF <u>HB3167</u> THE CITY NO LO THE DATE PROVIDED ON THE DE	NGER HAS FLE VELOPMENT C	EXIBILITY WITH ALENDAR WILL
OWNER/APPLICA	ANT/AGENT INFORMATION [PLEASE PRINT/CI	HECK THE PRIMARY	CONT	ACT/ORIGINAL SIGNATURES ARE	REQUIRED]	
	LAKEPOINTE CHURCH	☐ APPLICA		KIMLEY-HORN		
CONTACT PERSON	TRACY TUTTLE	CONTACT PERS	ON	TODD MARTIN, P.E.		
ADDRESS		ADDRE	SS			
CITY, STATE & ZIP		CITY, STATE &	ZIP			
PHONE		PHO	NE			
E-MAIL		E-M	AIL I			
	CATION [REQUIRED] SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARE ON ON THIS APPLICATION TO BE TRUE AND CERTIFIED THI	E FOLLOWING:	ρ.	WARDOU [OWNER]	THE UNDER	RSIGNED, WHO
INFORMATION CONTAINED	AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; A TO COVER THE COST OF THIS APPLICATION, H 20 25 BY SIGNING THIS APPLICATION, I AGR WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ON WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASS	AS BEEN PAID TO TH EE THAT THE CITY (S ALSO AUTHORIZE)	E CITY OF ROO D AND	OF ROCKWALL ON THIS THE	AND PERMITT	DAY OF
GIVEN UNDER MY HAND I	AND SEAL OF OFFICE ON THIS THE 15th DAY OF MINOR OWNER'S SIGNATURE	1	2026	Not My	KRISTI DONAG ary ID #1322 Commission E	11284 Expires
NOTARY PUBLIC IN AND I	FOR THE STATE OF TEXAS YoutiDang	wx		MY COMMISSION EXPIRE	October 15, 2	15 2027



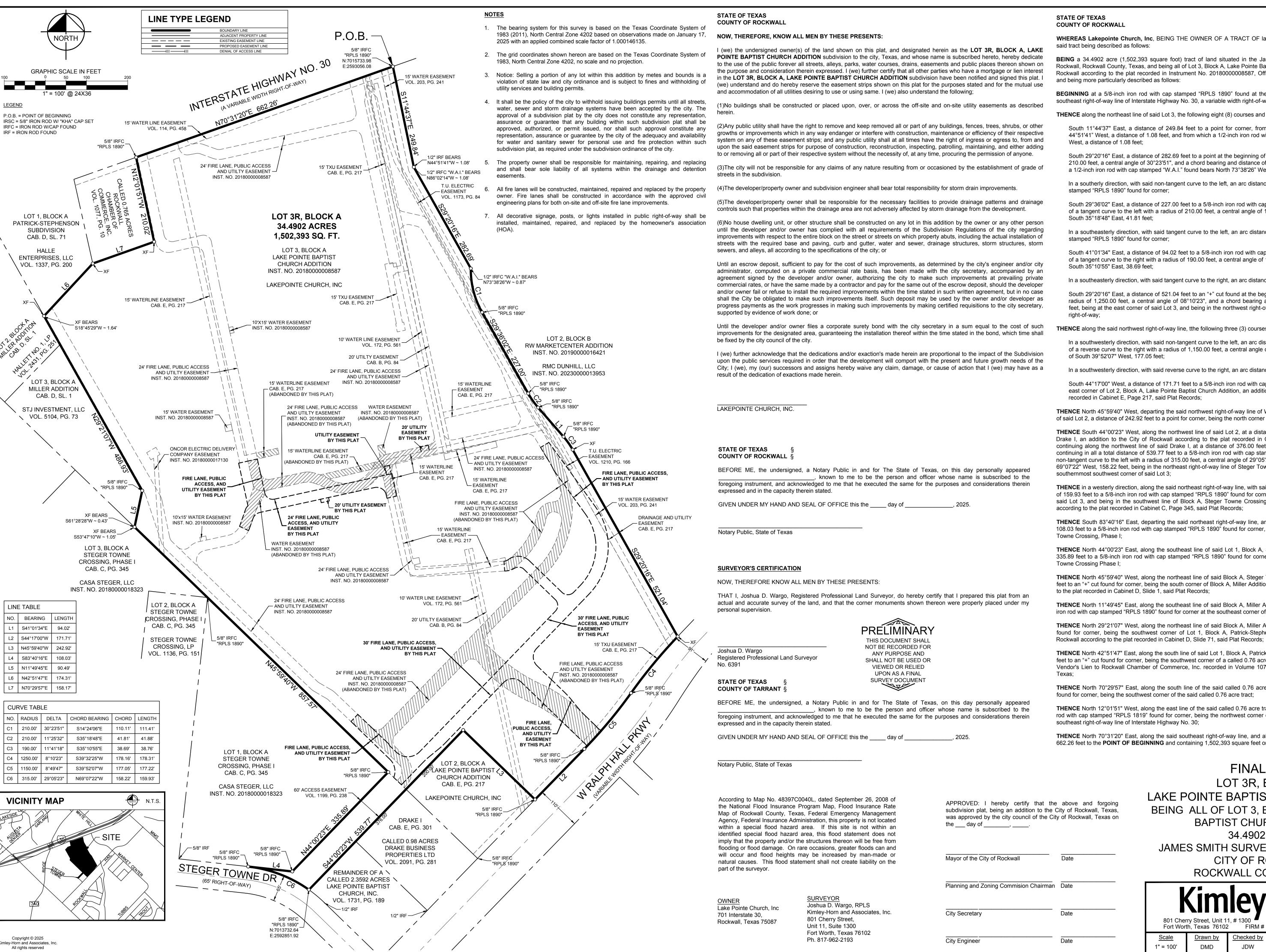


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(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.





WHEREAS Lakepointe Church, Inc, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 34.4902 acre (1,502,393 square foot) tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 3, Block A, Lake Pointe Baptist Church Addition, an addition to the City of Rockwall according to the plat recorded in Instrument No. 20180000008587, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the north corner of said Lot 3, and being in the southeast right-of-way line of Interstate Highway No. 30, a variable width right-of-way;

THENCE along the northeast line of said Lot 3, the following eight (8) courses and distances:

South 11°44'37" East, a distance of 249.84 feet to a point for corner, from which a 1/2-inch iron rod found bears North 44°51'41" West, a distance of 1.08 feet, and from which a 1/2-inch iron rod with cap stamped "W.A.I." bears North 86°02'14" West, a distance of 1.08 feet;

South 29°20'16" East, a distance of 282.69 feet to a point at the beginning of a non-tangent curve to the left with a radius of 210.00 feet, a central angle of 30°23'51", and a chord bearing and distance of South 14°24'06" East, 110.11 feet, from which a 1/2-inch iron rod with cap stamped "W.A.I." found bears North 73°38'26" West, a distance of 0.87 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 111.41 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner;

South 29°36'02" East, a distance of 227.00 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a tangent curve to the left with a radius of 210.00 feet, a central angle of 11°25'32", and a chord bearing and distance of South 35°18'48" East, 41.81 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 41.88 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner;

South 41°01'34" East, a distance of 94.02 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a tangent curve to the right with a radius of 190.00 feet, a central angle of 11°41'18", and a chord bearing and distance of South 35°10'55" East, 38.69 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 38.76 feet to an "+" cut found for corner;

South 29°20'16" East, a distance of 521.04 feet to an "+" cut found at the beginning of a non-tangent curve to the left with a radius of 1,250.00 feet, a central angle of 08°10'23", and a chord bearing and distance of South 39°32'25" West, 178.16 feet, being at the east corner of said Lot 3, and being in the northwest right-of-way line of W Ralph Hall Parkway, a 110-foot

THENCE along the said northwest right-of-way line, tthe following three (3) courses and distances:

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 178.31 feet to a point at the beginning of a reverse curve to the right with a radius of 1,150.00 feet, a central angle of 08°49'47", and a chord bearing and distance of South 39°52'07" West, 177.05 feet;

In a southwesterly direction, with said reverse curve to the right, an arc distance of 177.22 feet to a point for corner;

South 44°17'00" West, a distance of 171.71 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner at the east corner of Lot 2, Block A, Lake Pointe Baptist Church Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 217, said Plat Records;

THENCE North 45°59'40" West, departing the said northwest right-of-way line of W Ralph Hall Parkway, along the northeast line of said Lot 2, a distance of 242.92 feet to a point for corner, being the north corner of said Lot 2;

THENCE South 44°00'23" West, along the northwest line of said Lot 2, at a distance of 200.00 feet passing the north corner of Drake I, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 301, said Plat Records, and continuing along the northwest line of said Drake I, at a distance of 376.00 feet passing the west corner of said Drake I, and continuing in all a total distance of 539.77 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a non-tangent curve to the left with a radius of 315.00 feet, a central angle of 29°05'23", and a chord bearing and distance of North 69°07'22" West, 158.22 feet, being in the northeast right-of-way line of Steger Towne Drive, a 65-foot right-of-way, and being the southernmost southwest corner of said Lot 3;

THENCE in a westerly direction, along the said northeast right-of-way line, with said non-tangent curve to the left, an arc distance of 159.93 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner, being the westernmost southwest corner of said Lot 3, and being in the southwest line of Block A, Steger Towne Crossing, Phase I an addition to the City of Rockwa according to the plat recorded in Cabinet C, Page 345, said Plat Records;

THENCE South 83°40'16" East, departing the said northeast right-of-way line, and along the said southeast line, a distance of 108.03 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner, being the south corner of said Block A, Steger Towne Crossing, Phase I;

THENCE North 44°00'23" East, along the southeast line of said Lot 1, Block A, Steger Town Crossing, Phase I, a distance of 335.89 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner, being at the east corner of Block A, Steger

THENCE North 45°59'40" West, along the northeast line of said Block A, Steger Towne Crossing Phase I, a distance of 857.57 feet to an "+" cut found for corner, being the south corner of Block A, Miller Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet D. Slide 1, said Plat Records:

THENCE North 11°49'45" East, along the southeast line of said Block A, Miller Addition, a distance of 90.49 feet to an 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner at the southeast corner of said Block A, Miller Addition;

THENCE North 29°21'07" West, along the northeast line of said Block A, Miller Addition, a distance of 486.93 feet to an "+" cut found for corner, being the southwest corner of Lot 1, Block A, Patrick-Stephenson Subdivision, an addition to the City of

THENCE North 42°51'47" East, along the south line of said Lot 1, Block A, Patrick-Stephenson Subdivision, a distance of 174.31 feet to an "+" cut found for corner, being the southwest corner of a called 0.76 acre tract of land described in Warranty Deed with Vendor's Lien to Rockwall Chamber of Commerce, Inc. recorded in Volume 1077, Page 10, Deed Records, Rockwall County,

THENCE North 70°29'57" East, along the south line of the said called 0.76 acre tract, a distance of 158.17 feet to an "+" cut found for corner, being the southwest corner of the said called 0.76 acre tract;

THENCE North 12°01'51" West, along the east line of the said called 0.76 acre tract, a distance of 210.02 feet to a 5/8-inch iron rod with cap stamped "RPLS 1819" found for corner, being the northwest corner of said Lot 3, and being in the aforementioned southeast right-of-way line of Interstate Highway No. 30;

THENCE North 70°31'20" East, along the said southeast right-of-way line, and along the north line of said Lot 3, a distance of 662.26 feet to the **POINT OF BEGINNING** and containing 1,502,393 square feet or 34.4902 acres of land, more or less.

> FINAL PLAT LOT 3R, BLOCK A, LAKE POINTE BAPTIST CHURCH ADDITION BEING ALL OF LOT 3, BLOCK A, LAKE POINTE BAPTIST CHURCH ADDITION

34.4902 ACRES JAMES SMITH SURVEY, ABSTRACT No. 200 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

Fort Worth, Texas 76102 FIRM # 10194040

www.kimley-horn.com Project No. Sheet No. <u>Scale</u> <u>Drawn by</u> <u>Date</u> 1" = 100' DMD 7/18/2025 064608805

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

TO: Mayor and City Council

DATE: August 4, 2025

APPLICANT: Todd Martin, PE of Kimley-Horn

CASE NUMBER: P2025-022; Replat for Lot 4, Block A, Lake Pointe Baptist Church Addition

SUMMARY

Consider a request by Todd Martin, PE of Kimley-Horn on behalf of Tracy Tuttle of Lakepointe Church for the approval of a <u>Replat</u> for Lot 4, Block A, Lake Pointe Baptist Church Addition being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

PLAT INFORMATION

- <u>Purpose.</u> The applicant is requesting the approval of a <u>Replat</u> for a 34.4904-acre tract of land (i.e. Lot 3, Block A, Lake Pointe Baptist Church Addition) for the purpose of dedicating and abandoning easements on the subject property.
- ☑ Background. The subject property was annexed on November 7, 1960 by Ordinance No. 60-03 [i.e. Case No. A1960-003]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 3, 1983, the City Council approved a conditional use permit [i.e. PZ1983-032-01] for temporary wood frame buildings to use as a Sunday school on the property for up to two (2) years. On May 9, 1984, the City Council approved a conditional use permit [i.e. PZ1983-068-01] and a final plat [i.e. PZ1983-069-01] to add drainage and detention easements for the construction of a church, a parking lot, and addition to an existing building. On May 7, 1984, the City Council approved a zoning change [i.e. PZ1984-042-01] to rezone the property from an Agricultural (AG) District to a Commercial (C) District. On February 18, 1985, the City Council approved a site plan [i.e. PZ1984-088-01] to allow the construction of a 5,000-seat sanctuary, proposed education facility adjoining the sanctuary not to exceed three (3) stories, the addition of a 20-foot paved road on the east side of the property, and the construction of a road along FM-3097. On January 7, 1985, the City Council approved a conditional use permit [i.e. PZ1984-109-01] allowing a day care center and kindergarten at the existing church site with no time limit. On May 6, 1985, the City Council approved a plat [i.e. PZ1985-026-01] for the placement of a sidewalk that was needed prior to the issuance of a building permit for the future development of the property. On April 15, 1996, the City Council approved a site plan [i.e. Case No. PZ1996-017-01] allowing the relocation of eight (8) portable building from their existing church in Rowlett to the subject property. On July 20, 1998, the City Council approved a replat [i.e. Case No. PZ1998-036-01] accommodating new property acquired by the church which included a land swap with the adjacent property owner. On February 15, 1999, the City Council approved a site plan and landscape plan [i.e. Case No. PZ1998-82-1] to accommodate a Children's Educational Building along with parking and drainage improvements. On June 21, 1999, the City Council approved a conditional use permit (CUP) [i.e. Case No. PZ1999-038-01] for two (2) additional buildings not meeting the masonry requirements for the district. These would be allowed on the subject property for a period of five (5) years. On April 10, 2001, the City Council approved a commercial replat [i.e. Case No. PZ 2001-036-01] to create two (2) lots and remove two (2) "out parcels" on the subject property. On April 9, 2002, a replat, site plan, and building elevations [i.e. Case No. PZ2002-026-01] were approved by City Council to facilitate the construction of a youth center on the subject property. On January 17, 2017, a site plan was approved [i.e. Case No. 2016 SP2016-032] by City Council for the purpose of constructing a 44,873 SF worship and education building for an existing church. On October 2, 2017, a replat was approved [i.e. Case No. P2017-048] in order to abandon and reestablish different easements located within the property. On September 3, 2024, City Council approved an Alternative Tree Mitigation Plan Settlement Agreement [i.e. Case No. MIS2024-018] that would be required for later improvements on the subject property. On May 27, 2025, the Planning and Zoning Commission approved an amended site plan [i.e. Case No. SP2025-016] in order to update the existing campus, creating a plaza area that incorporated two (2) shade structures, artificial turf areas, and a new commercial building for food service on the subject property.

- ☑ <u>Conformance to the Subdivision Ordinance.</u> 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.
- ☑ <u>Conditional Approval.</u> Conditional approval of this <u>Replat</u> by the City Council shall constitute approval subject to the conditions stipulated in the <u>Conditions</u> of <u>Approval</u> section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the <u>Replat for Lot 4</u>, <u>Block A</u>, <u>Lake Pointe Baptist Church Addition</u>, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

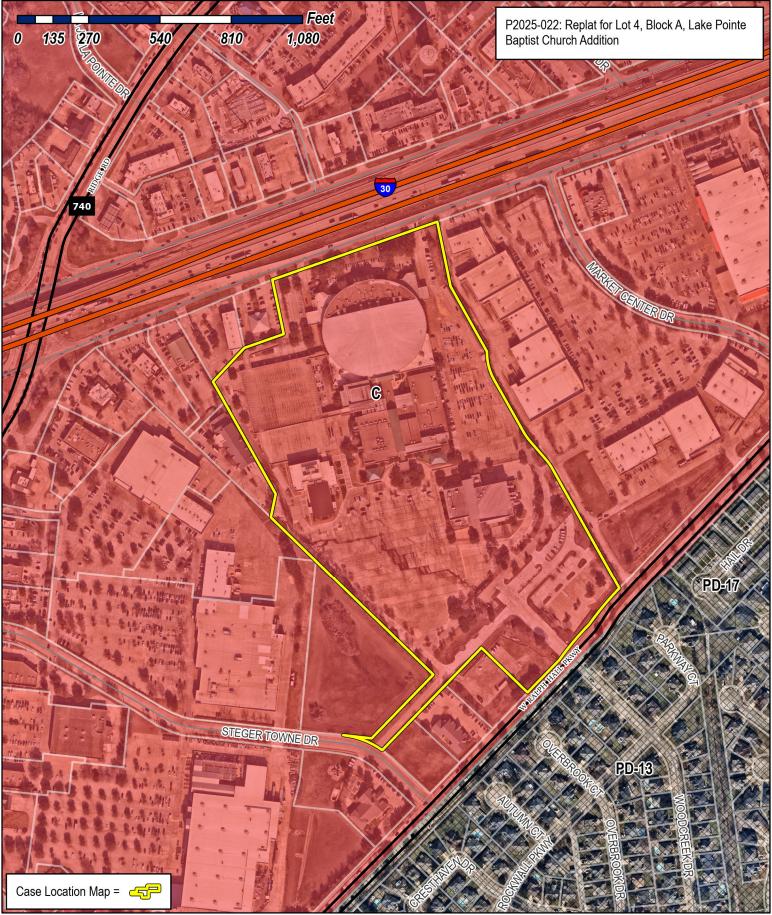
On July 29, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 7-0.



DEVELC. MENT APPLICATION
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street

PLANNING & ZONING CAS	SE NO.
NOTE: THE APPLICATION CITY UNTIL THE PLANNING SIGNED BELOW.	IS NOT CONSIDERED ACCEPTED BY THE G DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING	

	Rockwall, Texas 75087			CITY ENGINEER:			
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDICATE THE TYPE (OF DEVELOPMEN	T REQ	UEST [SELECT ONLY ONE BOX	g:		
PLATTING APPLICATION MASTER PLAT (\$100 PRELIMINARY P) FINAL PLAT (\$300.00 PLAT REINSTAT	☐ ZONING ☐ SPECIF ☐ PD DEV OTHER AF	ZONING APPLICATION FEES: ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 OTHER APPLICATION FEES: TREE REMOVAL (\$75.00) VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2					
SITE PLAN APPLIC SITE PLAN (\$250 AMENDED SITE	PER ACRE AM 2: A \$1,000.00	1: IN DÉTERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO CINE (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					
PROPERTY INFO	RMATION [PLEASE PRINT]						
ADDRESS	701 E INTERSTATE 30, ROCKWALL, TX 75087						
SUBDIVISION	LAKE POINTE BAPTIST CHURCH ADDITION			LOT 3	BLOCK	A	
GENERAL LOCATION	PLAZA AREA ADJACENT TO MAIN BUILDING						
ZONING, SITE PL	AN AND PLATTING INFORMATION (PLEAS	SE PRINT]					
CURRENT ZONING	COMMERCIAL	CURRENT	USE	CHURCH PLAZA			
PROPOSED ZONING	N/A	PROPOSED	USE	CHURCH PLAZA			
ACREAGE	34.490 LOTS [CURRENT	1		LOTS [PROPOSED]	1		
REGARD TO ITS A	<u>PLATS</u> : BY CHECKING THIS BOX YOU ACKNOWLEDGE T PPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF ENIAL OF YOUR CASE.	THAT DUE TO THE STAFF'S COMMEN	PASSA TS BY	AGE OF <u>HB3167</u> THE CITY NO LO THE DATE PROVIDED ON THE DE	NGER HAS FLI VELOPMENT C	EXIBILITY WITH ALENDAR WILL	
OWNER/APPLICA	ANT/AGENT INFORMATION [PLEASE PRINT/CI	HECK THE PRIMARY	CONT	ACT/ORIGINAL SIGNATURES ARE	REQUIRED]		
	LAKEPOINTE CHURCH	☐ APPLICA		KIMLEY-HORN			
CONTACT PERSON	TRACY TUTTLE	CONTACT PERS	ON	TODD MARTIN, P.E.			
ADDRESS		ADDRE	SS				
CITY, STATE & ZIP		CITY, STATE &	ZIP				
PHONE	Victor Control of the Control	PHONE		0.000			
E-MAIL		E-M	AIL I				
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FOLLOWING: [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:							
INFORMATION CONTAINED	AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; A TO COVER THE COST OF THIS APPLICATION, H 20 25 BY SIGNING THIS APPLICATION, I AGR WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ON WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASS	AS BEEN PAID TO TH EE THAT THE CITY (S ALSO AUTHORIZE	E CITY OF ROO D AND	OF ROCKWALL ON THIS THE	AND PERMITT	DAY OF	
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE STANDAY DAY OF WALL 2075. OWNER'S SIGNATURE KRISTI DONAGHY Notary ID #132211284 My Commission Expires						11284 Expires	
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS YSuchi Danaghy My COMMISSION EXPIRES GOLDINGS 2017							



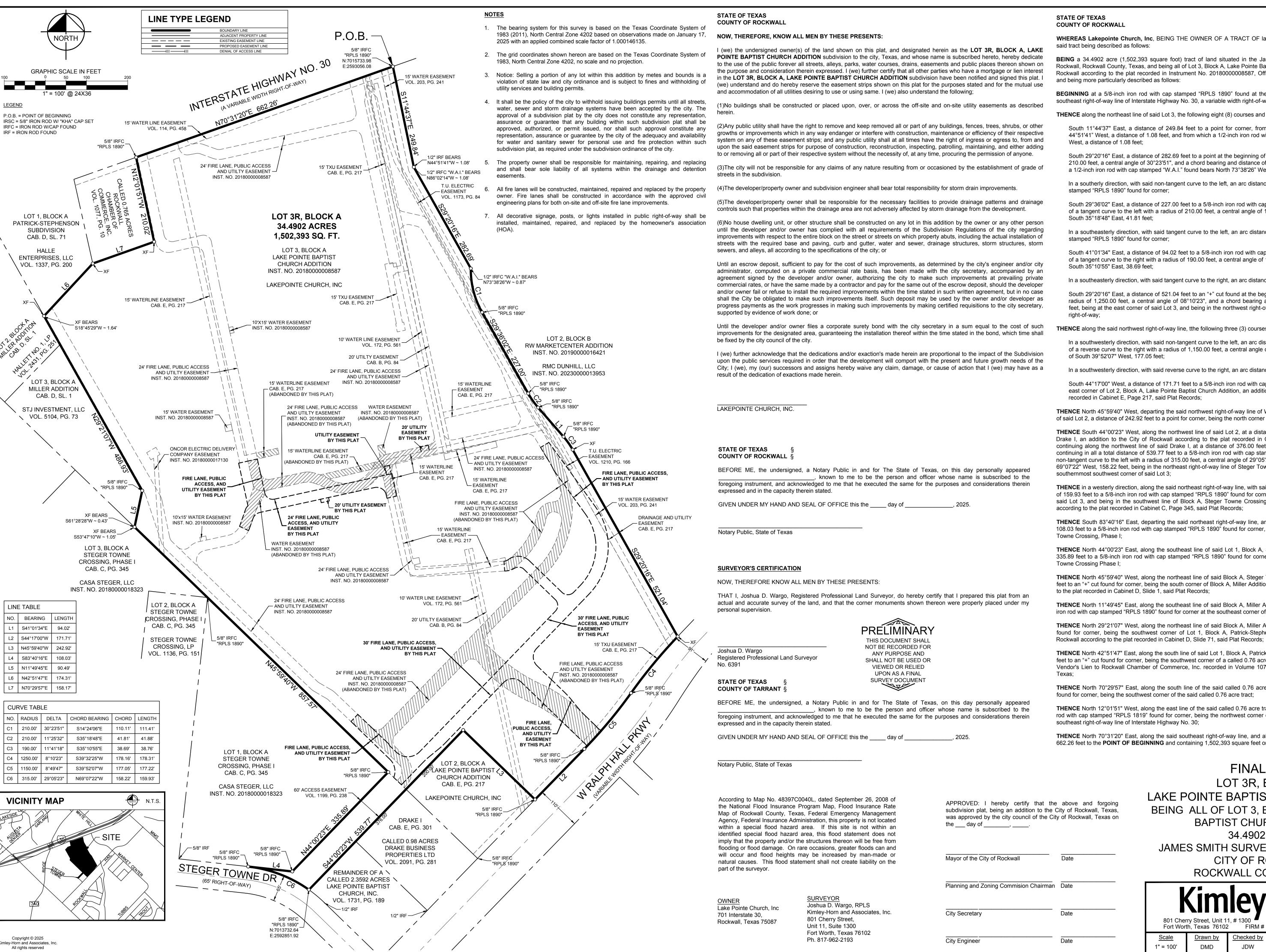


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(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.





WHEREAS Lakepointe Church, Inc, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 34.4902 acre (1,502,393 square foot) tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 3, Block A, Lake Pointe Baptist Church Addition, an addition to the City of Rockwall according to the plat recorded in Instrument No. 20180000008587, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the north corner of said Lot 3, and being in the southeast right-of-way line of Interstate Highway No. 30, a variable width right-of-way;

THENCE along the northeast line of said Lot 3, the following eight (8) courses and distances:

South 11°44'37" East, a distance of 249.84 feet to a point for corner, from which a 1/2-inch iron rod found bears North 44°51'41" West, a distance of 1.08 feet, and from which a 1/2-inch iron rod with cap stamped "W.A.I." bears North 86°02'14" West, a distance of 1.08 feet;

South 29°20'16" East, a distance of 282.69 feet to a point at the beginning of a non-tangent curve to the left with a radius of 210.00 feet, a central angle of 30°23'51", and a chord bearing and distance of South 14°24'06" East, 110.11 feet, from which a 1/2-inch iron rod with cap stamped "W.A.I." found bears North 73°38'26" West, a distance of 0.87 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 111.41 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner;

South 29°36'02" East, a distance of 227.00 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a tangent curve to the left with a radius of 210.00 feet, a central angle of 11°25'32", and a chord bearing and distance of South 35°18'48" East, 41.81 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 41.88 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner;

South 41°01'34" East, a distance of 94.02 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a tangent curve to the right with a radius of 190.00 feet, a central angle of 11°41'18", and a chord bearing and distance of South 35°10'55" East, 38.69 feet;

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34.4902 ACRES JAMES SMITH SURVEY, ABSTRACT No. 200 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

Fort Worth, Texas 76102 FIRM # 10194040

www.kimley-horn.com Project No. Sheet No. <u>Scale</u> <u>Drawn by</u> <u>Date</u> 1" = 100' DMD 7/18/2025 064608805



August 5, 2025

TO:

Todd Martin, P.E.

Kimley-Horn

203 West Nash Street Terrell, TX 75160

CC:

Tracy Tuttle

Lakepointe Church 701 E. Interstate 30 Rockwall, TX 75087

FROM:

Angelica Guevara, Planning Technician

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, TX 75087

SUBJECT:

P2025-022; Replat for Lot 4, Block A, Lake Pointe Baptist Church Addition

Mr. Martin:

This letter serves to notify you that the above referenced platting case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on August 4, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On July 29, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the <u>Replat</u> by a vote of 7-0.

City Council

On August 4, 2025, the City Council approved a motion to approve the Replat by a vote of 7-0.

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

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

FILING FEES:

Mylars: \$49.00 per page for the 1st set only (No charge for additional sets).

Tax Certificates: \$29.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the Rockwall County Clerk's Office.

All plats must be submitted to the City with the required filing fees and tax certificates within a 180-days of 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) 771-7745.

Please note that after plats have been filed, the applicant/owner has 30 days to pick up any requested certified copies at City Hall. After 30 days, the requested copies will be discarded by staff.

Sincerely,

Angelica Guevara

Planning Technician