



# 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:

*[Handwritten signatures]*

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)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 900 N. John King Blvd. Rockwall, TX 75087  
 Subdivision Ladera Rockwall Phas 1 Lot 1 Block A  
 General Location Corner of John King Blvd. & Highway 66

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Plan Development Current Use SF - 7  
 Proposed Zoning \_\_\_\_\_ Proposed Use \_\_\_\_\_  
 Acreage 37.80 Lots [Current] 0 Lots [Proposed] 122

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	<u>RW Ladera, LLC</u>	<input checked="" type="checkbox"/> Applicant	<u>Integrity Group, LLC</u>
Contact Person	<u>John Delin</u>	Contact Person	<u>David Hughes</u>
Address	<u>361 W. Byron Nelson Blvd. Ste 204</u>	Address	<u>361 W. Byron Nelson Blvd. Ste 204</u>
City, State & Zip	<u>Roanoke, TX 76262</u>	City, State & Zip	<u>Roanoke, TX 76262</u>
Phone	<u>817-932-0330</u>	Phone	<u>214-897-1883</u>
E-Mail	<u>John@integritygroups.com</u>	E-Mail	<u>davidh@integritygroups.com</u>

## NOTARY VERIFICATION [REQUIRED]

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

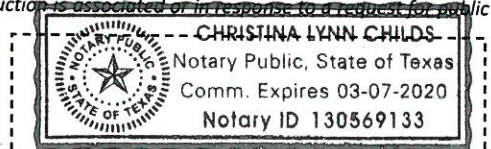
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 12<sup>th</sup> day of December, 20 12. By 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 intended to be used for public information."

Given under my hand and seal of office on this the 12<sup>th</sup> day of December, 20 12.

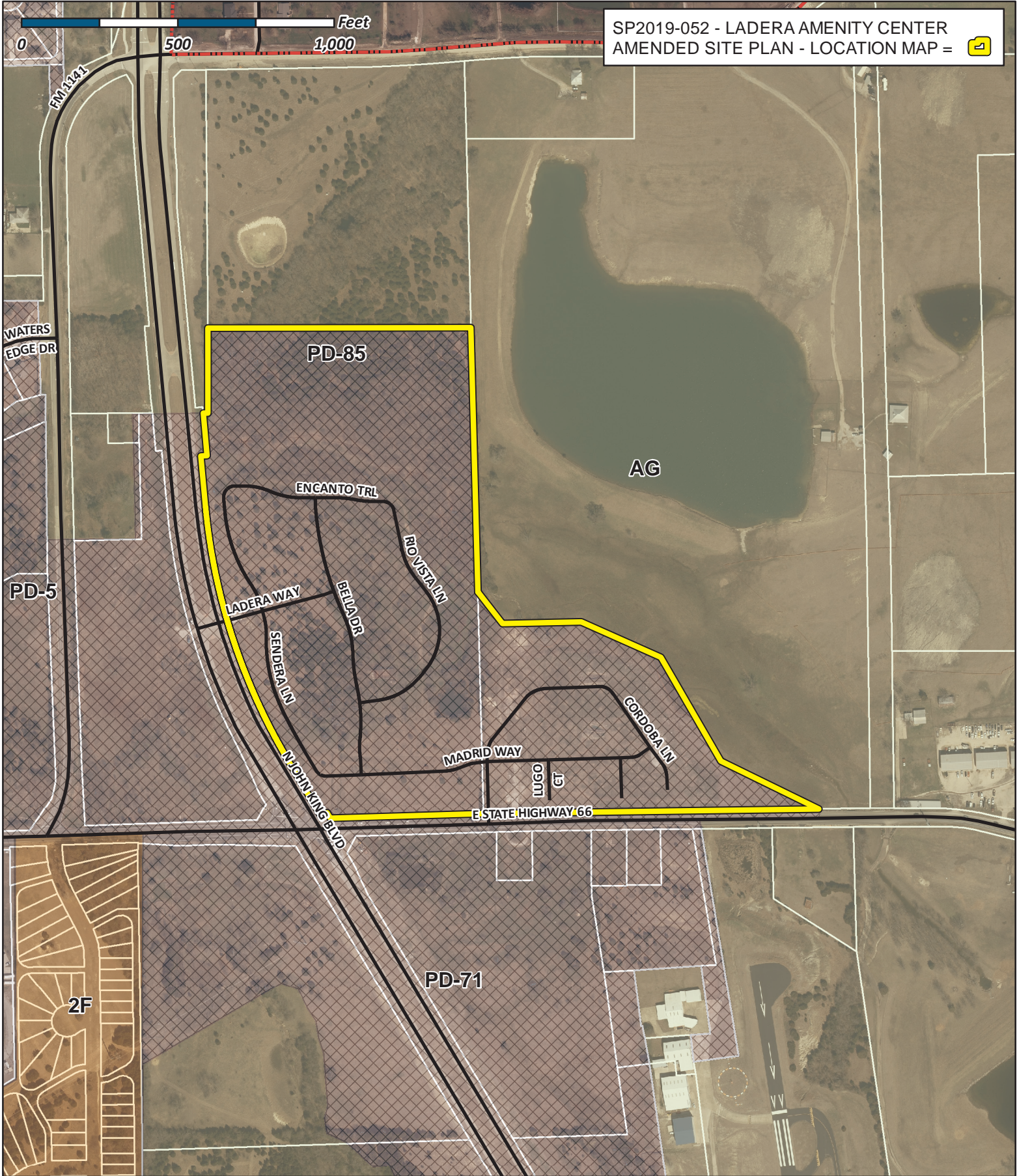
Owner's Signature

*[Handwritten signature]*

Notary Public in and for the State of Texas



My Commission Expires 03/07/20



# City of Rockwall

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

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





**NOTES:**

1. Any discrepancies must be brought to the architects' attention for revision prior to the start of construction.
2. Refer to all local codes for plumbing, mechanical, & electrical requirements.
3. Builder to verify all notes & dimensions prior to construction.

**REAR ELEVATION**  
1/4" = 1' - 0" scale

**EXTERIOR MATERIALS LEGEND**

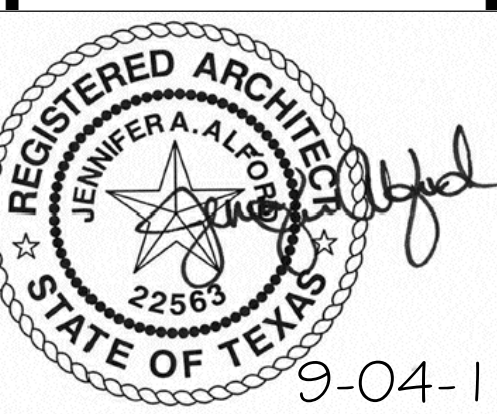
[Brick pattern]	BRICK AS SELECTED
[Stone pattern]	STONE AS SELECTED
[Vertical lines]	VERTICAL HB SIDING AS SEL.
[Horizontal lines]	HORIZONTAL HB SIDING AS SEL.
[Shingle pattern]	COMPOSITE SHINGLE ROOF
[Metal pattern]	METAL ROOF AS SELECTED

**FRONT ELEVATION**  
1/4" = 1' - 0" scale

**CLAUSE**  
Cross Timbers Architects assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify dimensions, compliance with local codes, and other requirements. Only a qualified designer, architect, or structural engineer is permitted to alter these plans. These plans shall remain the property of Cross Timbers Architects and shall be reproduced without written permission.

DATE: MAY 3, 2019  
DRAWN BY: JA, AZ  
REVISIONS: SEPTEMBER 4, 2019

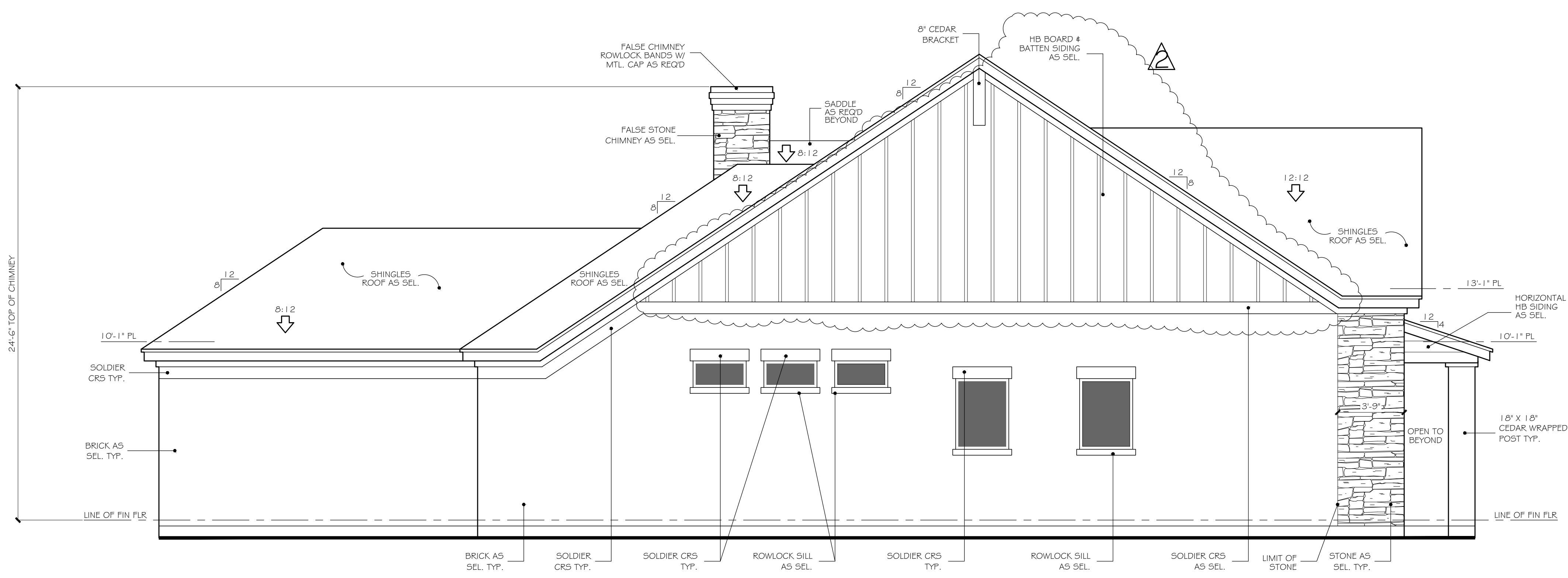
**CROSS TIMBERS ARCHITECTS**  
4315 WINDSOR CENTRE TRAIL STE # 200  
FLOWER MOUND, TEXAS 75028  
PHONE: (972) 355-7754



A CUSTOM PROJECT FOR:  
**LADERA ROCKWALL HUB**  
**900 BELLA DRIVE**

JOB #  
**18-071**

SHEET  
**1** OF 6

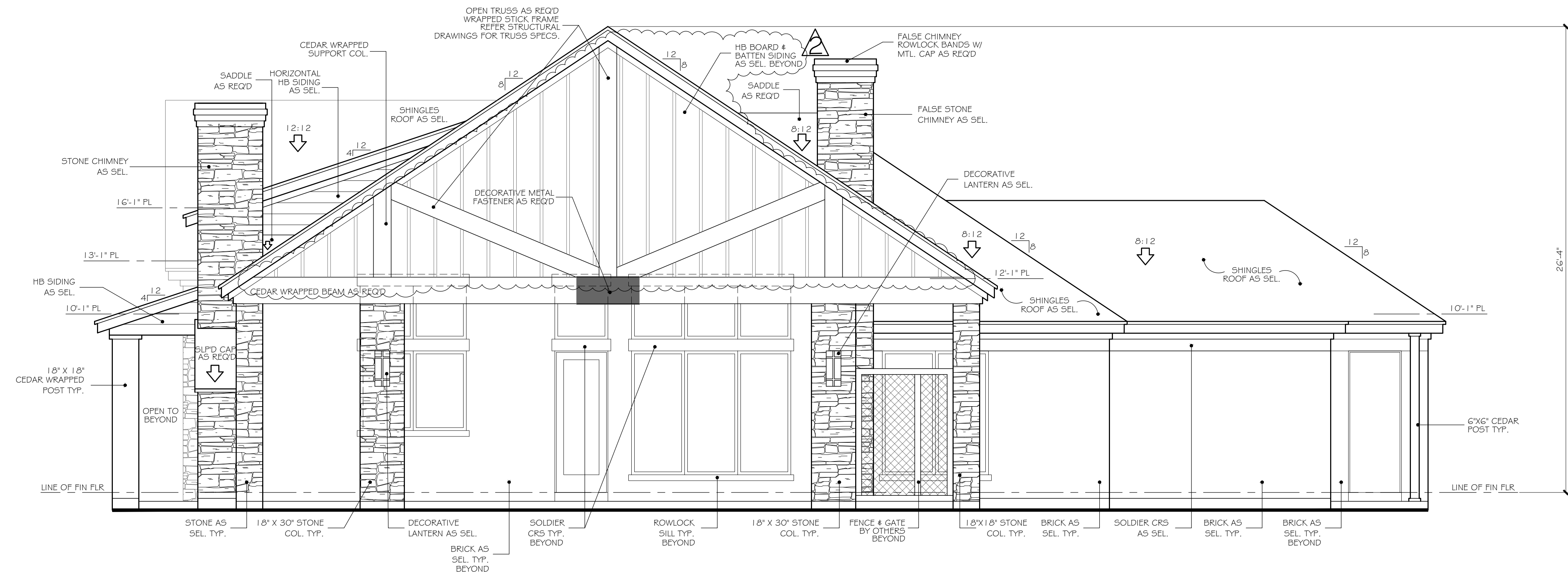


**LEFT ELEVATION**  
1/4" = 1' - 0" scale

NOTES:  
PRIVACY GLASS  
WINDOWS ON  
THIS SIDE

**EXTERIOR MATERIALS LEGEND**

	BRICK AS SELECTED
	STONE AS SELECTED
	VERTICAL HB SIDING AS SEL.
	HORIZONTAL HB SIDING AS SEL.
	COMPOSITE SHINGLE ROOF
	METAL ROOF AS SELECTED



**RIGHT ELEVATION**  
1/4" = 1' - 0" scale

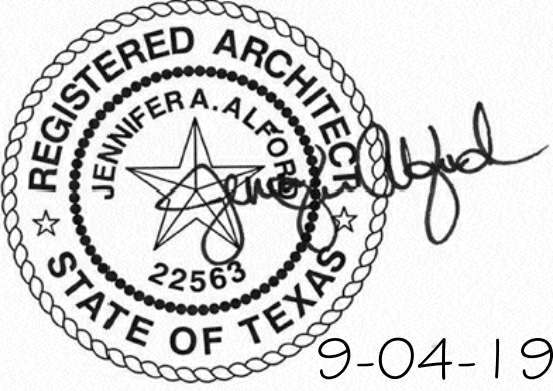
**NOTES:**

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DATE: MAY 3, 2019  
DRAWN BY: JA, AZ  
REVISIONS: SEPTEMBER 4, 2019

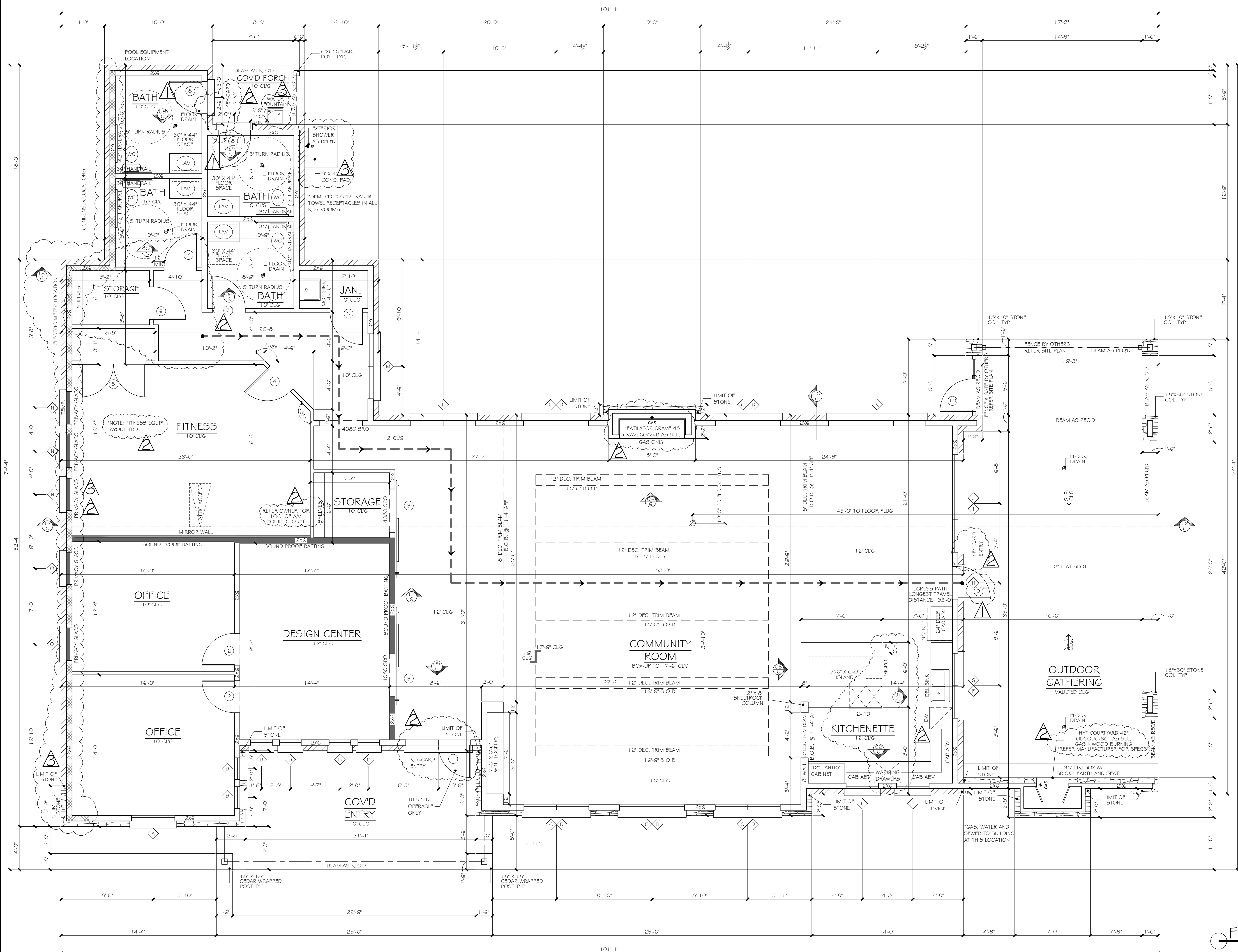
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A CUSTOM PROJECT FOR:  
**LADERA ROCKWALL HUB**  
**900 BELLA DRIVE**

JOB #  
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SHEET  
**2** OF 6

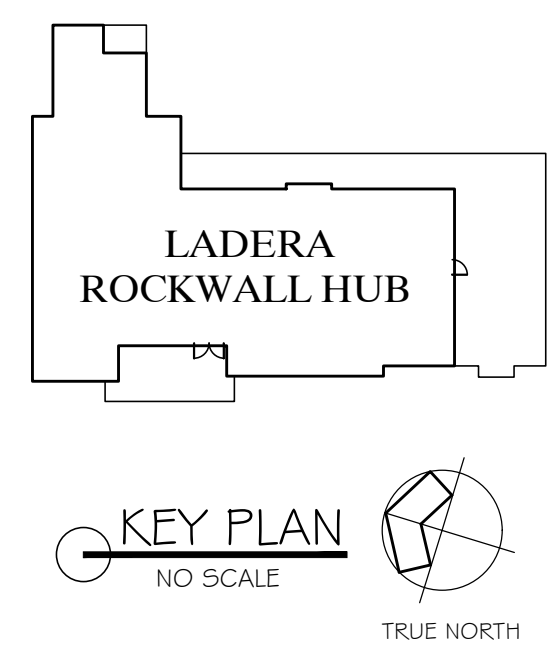


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**FLOOR PLAN NOTES:**

1. All walls to be 2x4s @ 16" o.c. unless noted otherwise.
2. Some closet space may be required for HVAC ducting. Refer HVAC contractor.
3. Refer builder specific notes as required.
4. All walls over 12' high to be 2x6s @ 16" o.c.
5. Window sizes may vary due to type and manufacturer.



**REGISTERED ARCHITECT**  
 JENNIFER A. ALPHE  
 22563  
 STATE OF TEXAS  
 9-18-19

**EXTERIOR MATERIALS LEGEND**

- BRICK AS SELECTED
- STONE AS SELECTED
- 1-HR. FIRE RATED WALL

**\*\*REFER SHEET 4 FOR DOOR # WINDOW SCHEDULE\*\***

**\*\*WATER HEATERS TO BE LOCATED PER BUILDER\*\***

**SQUARE FOOTAGE**

FIRST FLOOR	3651 S.F.
TOTAL A/C	3651 S.F.
OUTDOOR GATHERING	756 S.F.
COVERED PORCHES	300 S.F.
<b>TOTAL SQ. FT.</b>	<b>4707 S.F.</b>

**CROSS TIMBERS ARCHITECTS**  
 4315 WINDSOR CENTRE TRAIL STE # 200  
 FLOWER MOUND, TEXAS 75028  
 PHONE: (972) 355-7754

DATE: MAY 3, 2019  
 DRAWN BY: JA, AZ  
 REVISIONS: JUNE 5, 2019  
 SEPTEMBER 4, 2019  
 SEPTEMBER 18, 2019

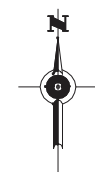
**LADERA ROCKWALL HUB**

A CUSTOM PROJECT FOR:  
**LADERA ROCKWALL HUB**  
**900 BELLA DRIVE**

JOB #  
**18-071**

SHEET  
**3** OF 6

**FLOOR PLAN**  
 1/4" = 1'-0" scale



DESIGN CONCURRENCE

APPROVED AS DESIGNED DATE: \_\_\_\_\_

CHANGES AS REQUESTED DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

CROSSING SLEEVE INFORMATION

ONCOR Conduit	REQUIRES	2 IN. SLEEVE
1 IN.	REQUIRES	4 IN. SLEEVE
2 IN.	REQUIRES	6 IN. SLEEVE
3 IN.	REQUIRES	6 IN. SLEEVE
4 IN.	REQUIRES	10 IN. SLEEVE
6 IN.	REQUIRES	10 IN. SLEEVE

If crossing sleeves are to be installed place sleeves at all street crossing, and any other location where open trenching might be hindered.

ELECTRICAL FACILITIES LEGEND

- PEDESTAL
- HAND HOLE
- STREET LIGHT
- TRANSFORMER PAD
- SWITCHGEAR PAD
- PULL BOX
- EXISTING ONCOR POLE
- PROPOSED ONCOR POLE
- DOWNGUY

PRIMARY CONDUIT	SIZE	SECONDARY CONDUIT
	1 IN.	
	2 IN.	
	3 IN.	
	4 IN.	
	6 IN.	

EASEMENT LINE

ONCOR ELECTRIC DELIVERY  
DISTRIBUTION PROJECT MANAGEMENT AND DESIGN SERVICES

PROJ. NAME : Laredo Rockwall Phase 1  
 LOCATION : HWY 66 and John King Blvd Rockwall  
 PROJ. MGR. : Austin Fenstermacher  
 DESIGNER : Carlos Felipe Hailey  
 W/R # : 3437589  
 PLOT SCALE : 100 : 1  
 DATE : 01-28-2019

