



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-013

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) ³
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹ (300+3.025*20)=\$360.50
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 2601 LAKEFRONT TRAIL / 2850 SHORELINE TRAIL

Subdivision MARRIOTT ADDITION/SHORELINE TRAIL ADD. Lot 1/5 Block A/A

General Location BOTH PROPERTIES NEAR THE INTERSECTION OF SHORELINE TR. AND HARBOR HEIGHTS DR

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	<u>PD-32</u>	Current Use	<u>HOTEL/COMMERCIAL</u>
Proposed Zoning	<u>PD-32</u>	Proposed Use	<u>SAME AS ABOVE</u>
Acreage	<u>3.025</u>	Lots [Current]	<u>2</u>
		Lots [Proposed]	<u>2</u>

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>LAKEFRONT TRAIL ROCKWALL HOTEL, LP</u>	<input type="checkbox"/> Applicant	<u>TEAGUE, NALL AND PERKINS, INC.</u>
Contact Person	<u>TOM KIRKLAND</u>	Contact Person	<u>Cameron Slown</u>
Address	<u>3021 Ridge Road A-120,</u>	Address	<u>825 Watters Creek Blvd, M300</u>
City, State & Zip	<u>Rockwall, TX 75032</u>	City, State & Zip	<u>Allen, TX 75013</u>
Phone	<u>214-802-2964</u>	Phone	<u>972-737-8720</u>
E-Mail	<u>tom@tekmakdevelopment.com</u>	E-Mail	<u>cslown@tnpinc.com</u>

NOTARY VERIFICATION [REQUIRED]

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

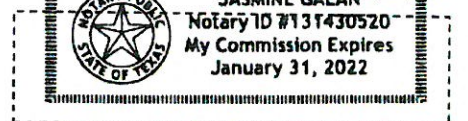
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$360.50, to cover the cost of this application, has been paid to the City of Rockwall on this the 24th day of February, 2020. By signing this application, 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 24th day of February, 2020

Owner's Signature

Thomas E Kirkland
Jasmine Galan

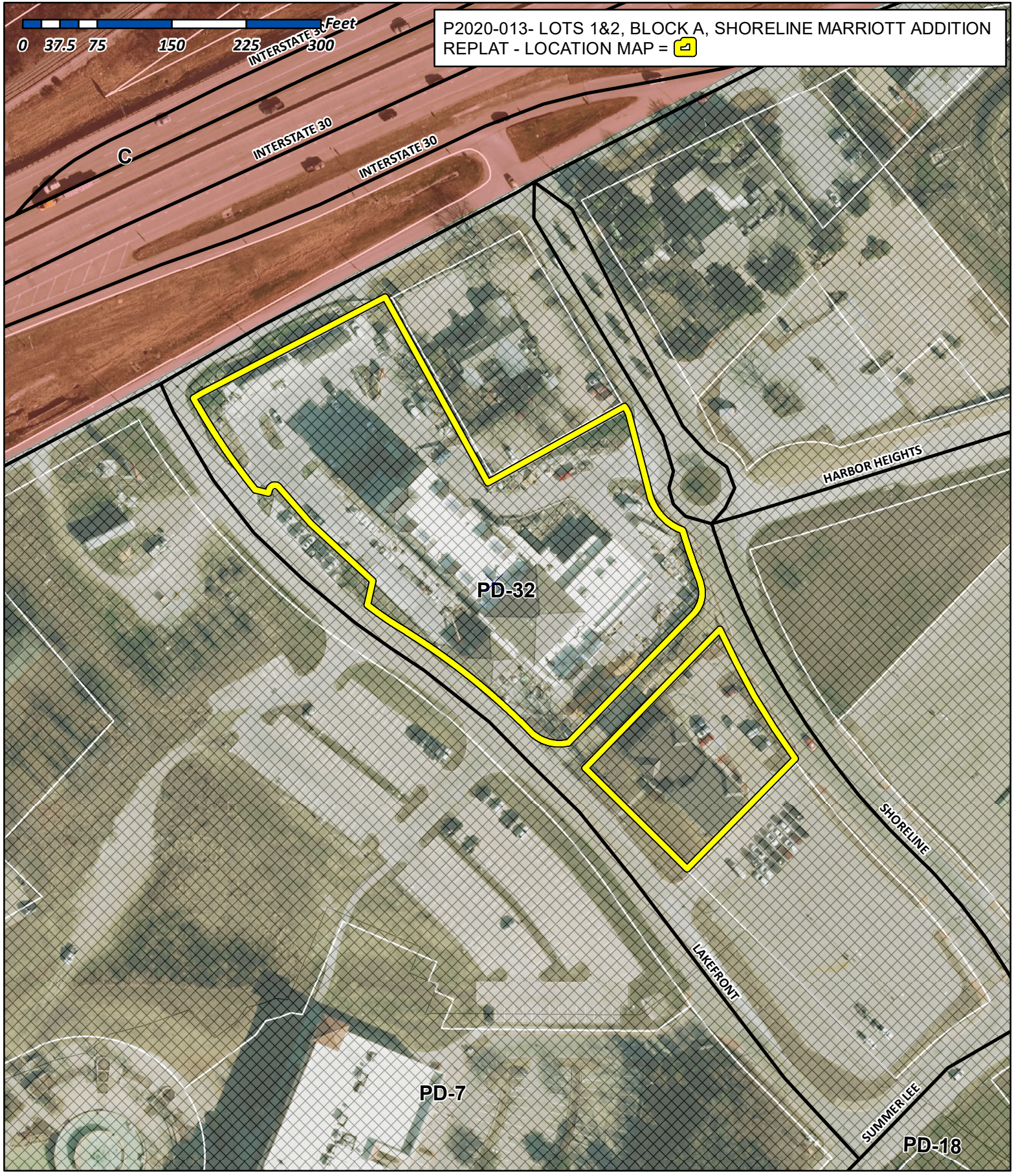
Notary Public in and for the State of Texas



My Commission Expires 01-31-2022



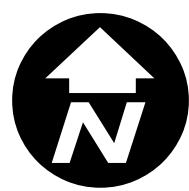
P2020-013- LOTS 1&2, BLOCK A, SHORELINE MARRIOTT ADDITION
REPLAT - LOCATION MAP =



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.



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

I the undersigned owner of the land shown on this plat, and designated herein as SHORELINE MARRIOTT ADDITION 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 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 also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall, or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit. Should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond which time shall be fixed by the city council of the City of Rockwall.
We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.
7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

LAKEFRONT TRAIL ROCKWALL HOTEL, L.P.

Representative:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

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

Given upon my hand and seal of office this ____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

LAKE FRONT TRAIL, L.P.

Representative:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

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

Given upon my hand and seal of office this ____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

LOT 1, BLOCK A

WHEREAS, Lakefront Trail Rockwall Hotel, L.P., being the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lot 1, Block A, Shoreline Marriott Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet I, Slide 299, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "DAI" found for the most northerly northeast corner of said Lot 1, Block A said rod also lying on the southerly line of Interstate Highway No. 30, a variable width right-of-way, also lying 7.75 feet southwest of the northwest corner of Lot 2, Block A of said Shoreline Plaza Addition;

THENCE South 28 degrees 54 minutes 59 seconds East, along the most northerly northeast line of said Lot 1, Block A and lying parallel and 7.75 feet from the westerly line of said Lot 2, Block A, a distance of 213.34 feet to a 1/2 inch iron rod with cap stamped "WAF" found for an ell corner of said Lot 1, Block A;

THENCE North 60 degrees 51 minutes 04 seconds East, along a northwest line of said Lot 1, Block A and lying 17.60 feet south of and parallel from the southerly line of said Lot 2, Block A, a distance of 157.81 feet to a 1/2 inch iron rod with yellow cap stamped "DAI" found for the most easterly north corner of said Lot 1, Block A, also lying on the southwest line of Shoreline Trail a variable width right-of-way and lying in a curve to the right;

THENCE with said curve to the right and said Shoreline Trail with a radius of 1285.31 feet, a central angle of 00 degrees 23 minutes 20 seconds, an arc length of 8.72 feet, a chord bearing of South 28 degrees 07 minutes 28 seconds East, a distance of 8.72 feet to a 1/2 inch iron rod with cap stamped "WAF" found for corner;

THENCE South 14 degrees 54 minutes 53 seconds East, continuing along said Shoreline Trail a distance of 85.77 feet to a 1/2 inch iron rod with cap stamped "WAF" found for the beginning of a curve to the left;

THENCE with said curve to the left continuing along said Shoreline Trail with a radius of 52.98 feet, a central angle of 52 degrees 00 minutes 58 seconds, an arc length of 48.09 feet, a chord bearing of South 43 degrees 10 minutes 41 seconds East, a distance of 46.46 feet to a 1/2 inch iron rod with cap stamped "WAF" found for corner for the beginning of a compound curve to the left;

THENCE with said compound curve to the left continuing along said Shoreline Trail having a radius of 479.60 feet, a central angle of 04 degrees 07 minutes 37 seconds, an arc length of 56.15 feet, a chord bearing of South 18 degrees 51 minutes 59 seconds East, a distance of 56.14 feet to the beginning of a reverse curve to the right;

THENCE leaving said Shoreline Trail, along the southeast line of said Lot 1, Block A, with said reverse curve to the right having a radius of 30.00 feet, a central angle of 63 degrees 29 minutes 13 seconds, an arc length of 33.24 feet, a chord bearing of South 12 degrees 24 minutes 49 seconds West, a distance of 31.57 feet to a 1/2 inch iron rod with cap stamped "WAF" found for corner;

THENCE South 44 degrees 09 minutes 25 seconds West, along the southeast line of said Lot 1, Block A, a distance of 180.51 feet to a 1/2 inch iron rod with cap stamped "WAF" found for the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 39.00 feet, a central angle of 55 degrees 54 minutes 41 seconds, an arc length of 38.06 feet, a chord bearing of North 77 degrees 05 minutes 20 seconds West, a distance of 36.57 feet to a mag nail stamped "WAF" found lying on the southwest line of said Lot 1, Block A, and the northeast line of Lakefront Trail, a variable width right-of-way;

THENCE along the common line of said Lakefront Trail and Lot 1, Block A, the following corners and distances:

North 45 degrees 32 minutes 24 seconds West, a distance of 18.16 feet to a mag nail stamped "WAF" found for the beginning of a curve to the left;

with said curve to the left having a radius of 663.71 feet, a central angle of 12 degrees 40 minutes 50 seconds, an arc length of 146.89 feet, a chord bearing of North 51 degrees 50 minutes 10 seconds West, a distance of 146.59 feet to a mag nail stamped "WAF" found for the beginning of a reverse curve to the right;

with said reverse curve to the right having a radius of 631.74 feet, a central angle of 04 degrees 18 minutes 45 seconds, an arc length of 47.55 feet, a chord bearing of North 55 degrees 56 minutes 56 seconds West, a distance of 47.54 feet to a mag nail stamped "WAF" found for corner;

North 13 degrees 46 minutes 30 seconds East, a distance of 24.99 feet to a 1/2 inch iron rod with cap stamped "WAF" found for corner;

North 47 degrees 09 minutes 46 seconds West, a distance of 85.04 feet to a mag nail stamped "WAF" found for corner;

North 42 degrees 14 minutes 25 seconds West, a distance of 48.78 feet to a mag nail stamped "WAF" found for corner at the beginning of a curve to the left;

with said curve to the left having a radius of 5.50 feet, a central angle of 123 degrees 59 minutes 04 seconds, an arc length of 11.90 feet, a chord bearing of South 75 degrees 46 minutes 03 seconds West, a distance of 9.71 feet to a 1/2 inch iron rod with cap stamped "WAF" found for corner;

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED I hereby certify that the above and foregoing plat of SHORELINE MARRIOTT ADDITION, an addition to the City of Rockwall, Texas, was _____

approved by the City Council of the City of Rockwall on the ____ day of _____, 2020.

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

WITNESS OUR HANDS, this ____ day of _____, 2020.

_____, Mayor, City of Rockwall _____, City Secretary _____, City Engineer

OWNER LOT 1, BLOCK A
LAKEFRONT TRAIL, ROCKWALL HOTEL, L.P.
3021 Ridge Road, A-120
Rockwall, Texas 75032
OWNER LOT 5, BLOCK A
LAKEFRONT TRAIL, L.P.
2850 Shoreline Trail, Suite 200
Rockwall, Texas 75032

South 13 degrees 46 minutes 30 seconds West, a distance of 3.49 feet to a 1/2 inch iron rod with cap stamped "WAF" found for corner;
North 76 degrees 13 minutes 30 seconds West, a distance of 13.90 feet to a mag nail stamped "WAF" found for the beginning of a curve to the right;

with said curve to the right having a radius of 625.74 feet, a central angle of 09 degrees 23 minutes 08 seconds, an arc length of 102.50 feet, a chord bearing of North 34 degrees 19 minutes 55 seconds West, a distance of 102.39 feet 1/2 inch iron rod with cap stamped "WAF" found for corner;

North 29 degrees 38 minutes 23 seconds West, a distance of 8.57 feet to a 1/2 inch iron rod with cap stamped "WAF" found for corner lying on the southerly line of the aforementioned Interstate Highway No. 30;

THENCE North 59 degrees 28 minutes 06 seconds East, along the southerly line of said Interstate Highway No. 30 and the northerly line of said Lot 1, Block A, a distance of 11.33 feet to a 1/2 inch iron rod with cap stamped "WAF" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right, the southerly line of said Interstate Highway No. 30, and the northerly line of said Lot 1, Block A with a radius of 11399.20 feet, a central angle of 01 degrees 03 minutes 04 seconds, an arc length of 207.49 feet, and a chord which bears North 62 degrees 22 minutes 29 seconds East, a chord length of 207.49 feet to the POINT OF BEGINNING, containing 107,600 square feet, or 2,470 acres of land.

LOT 5, BLOCK A

WHEREAS, Lakefront Trail, LP., being the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lot 5, Block A, Shoreline Marriott Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet G, Slide 111, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "DAI" found for north corner of said Lot 5, Block A, also lying on the southwest line of Shoreline Trail, a variable width right-of-way and being the beginning of a curve to the left;

THENCE along the northeast line of said Lot 5, Block A and the southwest line of said Shoreline Trail with said curve to the left having a radius of 779.60 feet, a central angle of 11 degrees 05 minutes 06 seconds, an arc length of 150.83 feet, a chord bearing of South 30 degrees 11 minutes 45 seconds East, a distance of 150.59 feet to an "X" set for the east corner of said Lot 5, Block A, also lying on the northeast line of a tract of land described by deed to the City of Rockwall recorded in volume 4324, Page 290 of the Deed Records of Rockwall County, Texas;

THENCE South 44 degrees 09 minutes 29 seconds West, along the southeast line of said Lot 5, Block A and the northwest line of said City of Rockwall Tract, a distance of 154.82 feet to a 1/2 inch iron rod with cap stamped "R.S.C.I. 5034" found for the south corner of said Lot 5, Block A, also lying on the northeast line of Lakefront Trail, a variable width right-of-way;

THENCE North 45 degrees 23 minutes 37 seconds West, along the southwest line of said Lot 5, Block A and the northeast line of said Lakefront Trail, a distance of 145.02 feet to a 1/2 inch iron rod with cap stamped "DAI" found for the west corner of said Lot 5, Block A;

THENCE North 44 degrees 09 minutes 30 seconds East, along the northwest line of said Lot 5, Block A, a distance of 194.30 feet to the POINT OF BEGINNING, containing 24,948 square feet, or 0.572 of an acre of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020

BRIAN J. MADDOX, R.P.L.S. NO. 5430

P 2020-013

FINAL PLAT OF LOT 1, BLOCK A AND LOT 5, BLOCK A SHORELINE MARRIOTT ADDITION

LOT 1, BLOCK A
107,600 SQUARE FEET OR 2,470 ACRES GROSS
106,869 SQUARE FEET OR 2,453 ACRES NET AFTER R.O.W. DEDICATION
LOT 5, BLOCK A
24,948 SQUARE FEET OR 0.573 ACRES GROSS
24,918 SQUARE FEET OR 0.572 ACRES NET AFTER R.O.W. DEDICATION

BEING A REPLAT OF LOT 1, BLOCK A, MARRIOTT ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS AND BEING A REPLAT OF LOT 5, BLOCK A, SHORELINE PLAZA ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: TEK 20059
Date: February 14, 2020
Drawn By: JH
Scale: 1"=50'
SHEET 2 of 2



CASE NO. P2020-_____

SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Walters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.S.P.L.S. Registration No. 10194381
www.tnplnc.com