



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2020-039

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹ (100+307.18*15=\$4707.70)
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address	none		
Subdivision	none	Lot	Block
General Location	307 Acre Tract near the NE corner of the intersection of SH 276 and Rochelle Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-78	Current Use	None	
Proposed Zoning	PD-78	Proposed Use	Single Family Residential	
Acreage	307.18	Lots [Current]	1	Lots [Proposed]
				428

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

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

<input type="checkbox"/> Owner	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.	
Contact Person	Nick DiGiuseppe	Contact Person	Cameron Slown	
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300	
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013	
Phone	972-960-9941	Phone	817-889-5050	
E-Mail	southbrookinvestments@outlook.com	E-Mail	cslown@tnpinc.com	

NOTARY VERIFICATION [REQUIRED]

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

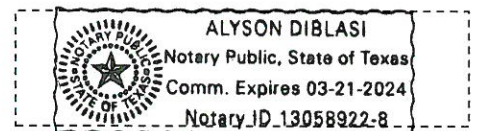
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$4,707.70, to cover the cost of this application, has been paid to the City of Rockwall on this the 17th day of September, 20 20. By signing 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 17th day of September, 20 20

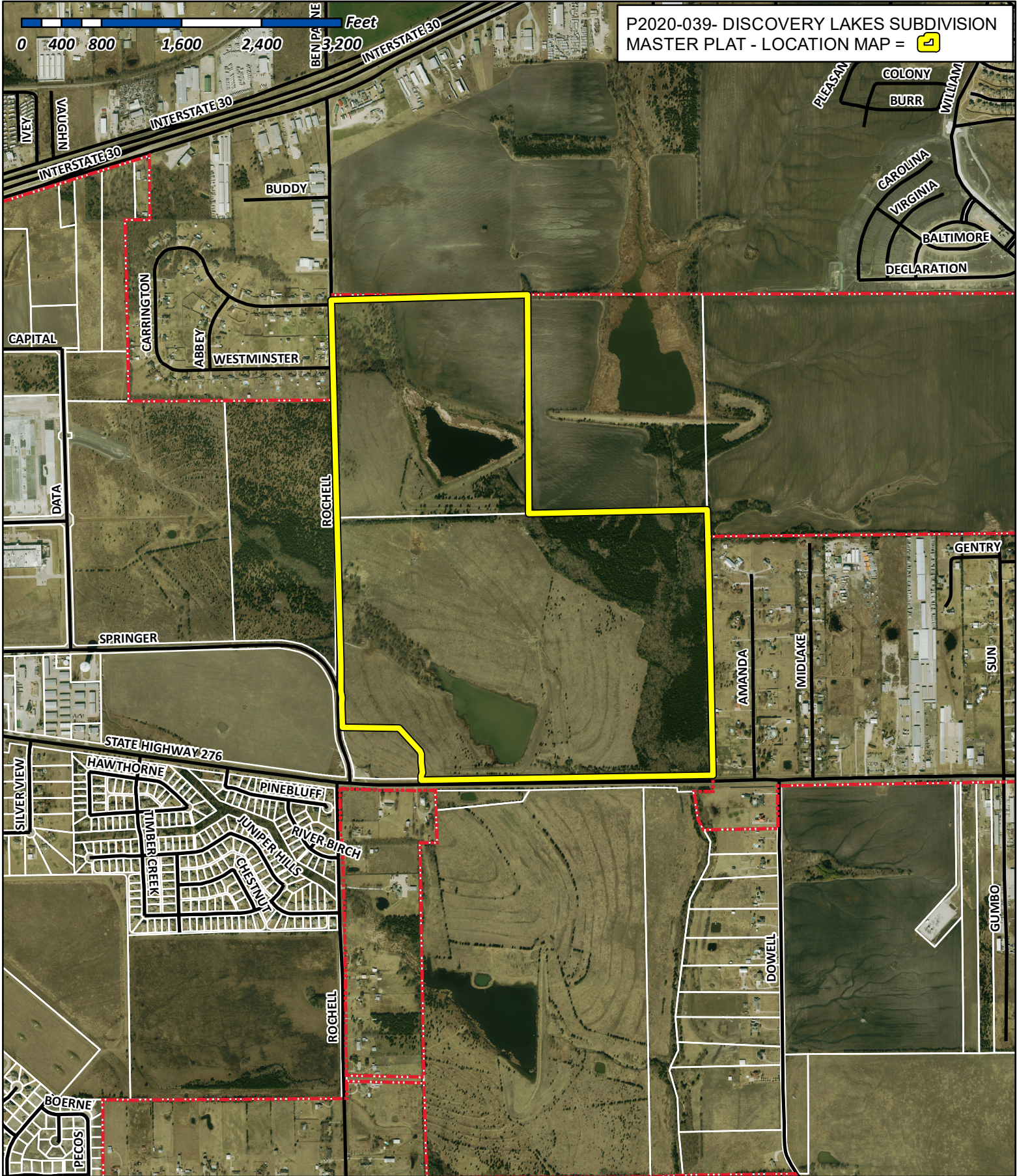
Owner's Signature

Nick DiGiuseppe
Alyson DiBlasi

Notary Public in and for the State of Texas



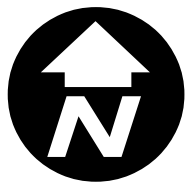
My Commission Expires 03-21-2024

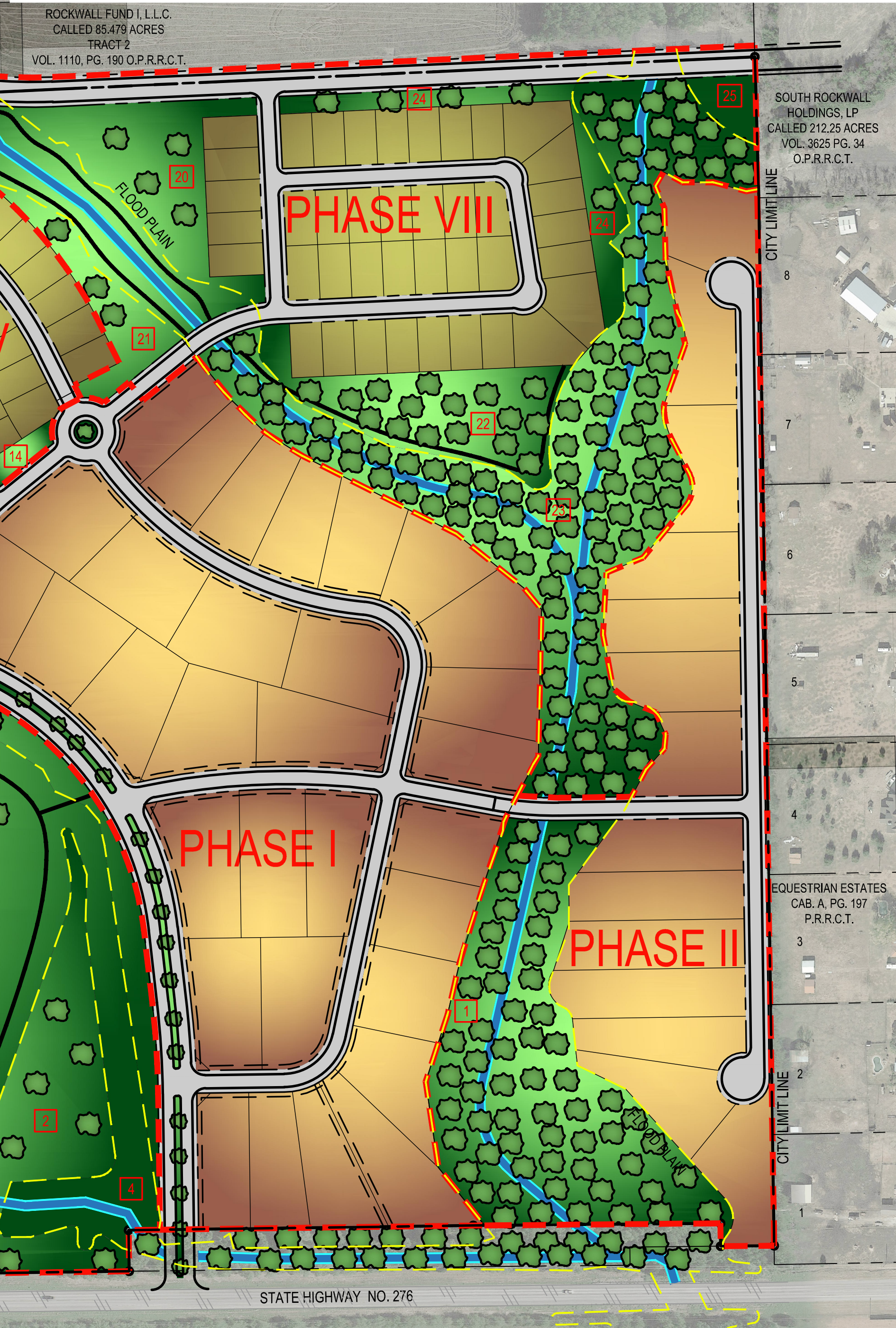
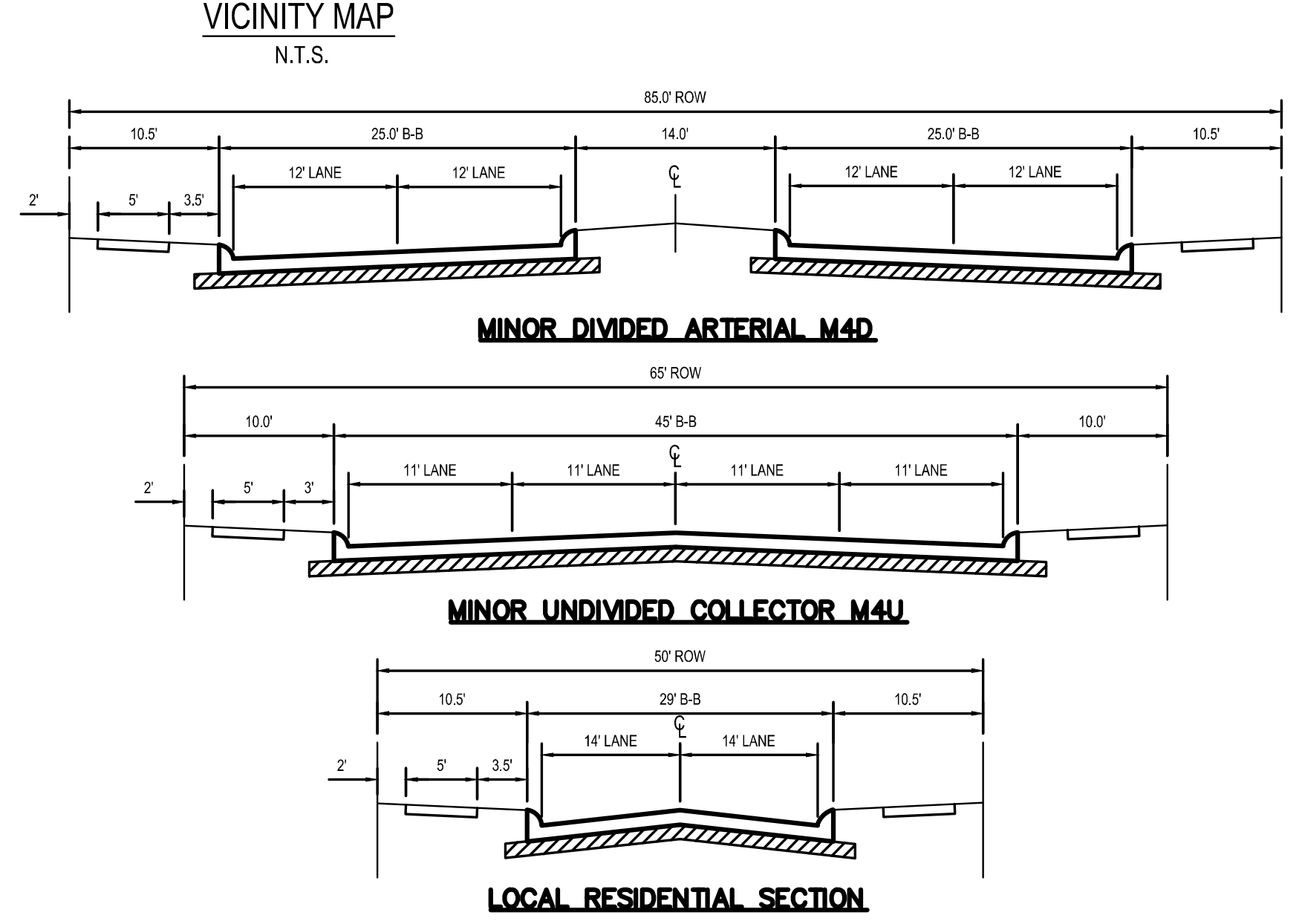
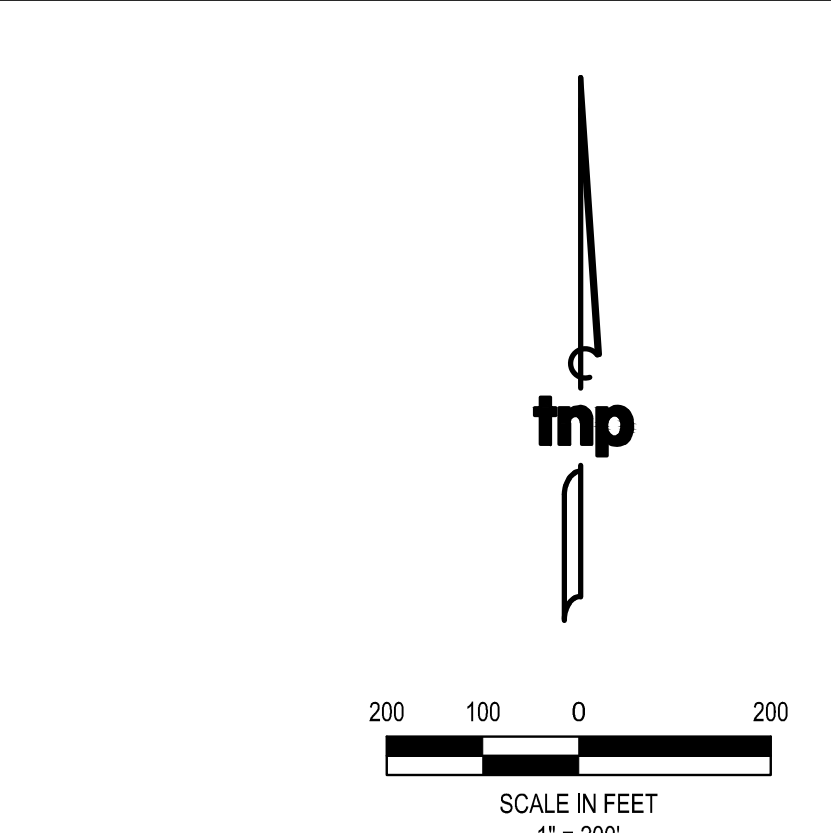
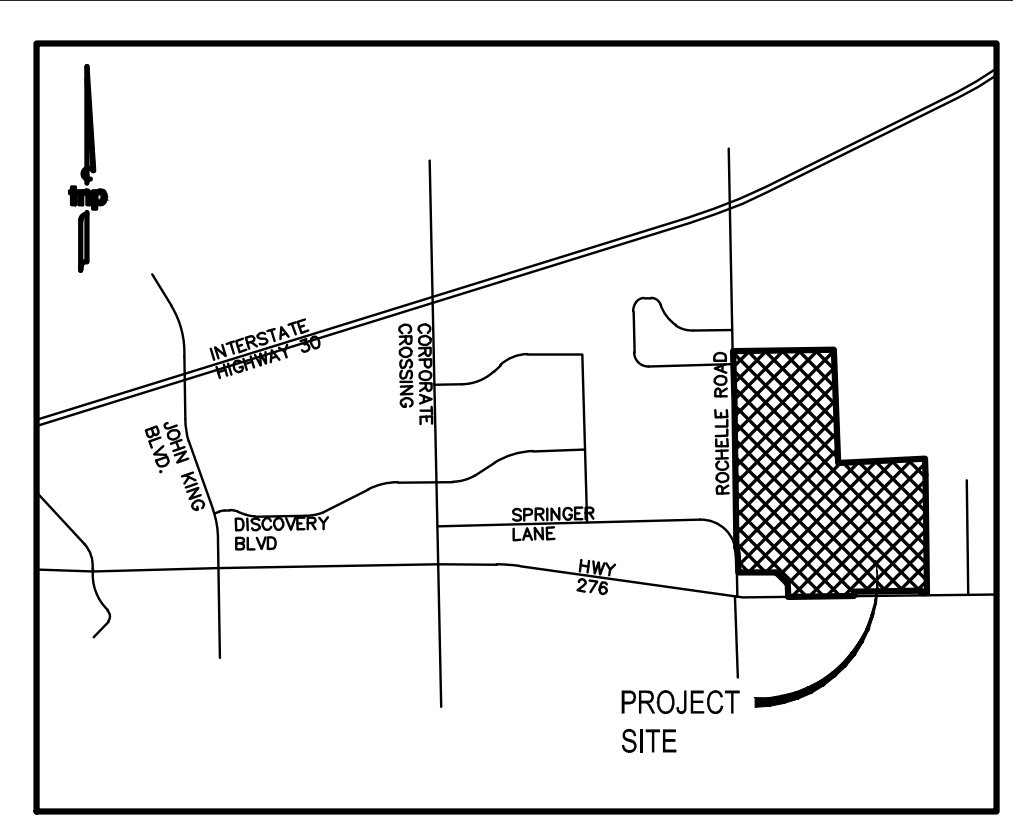
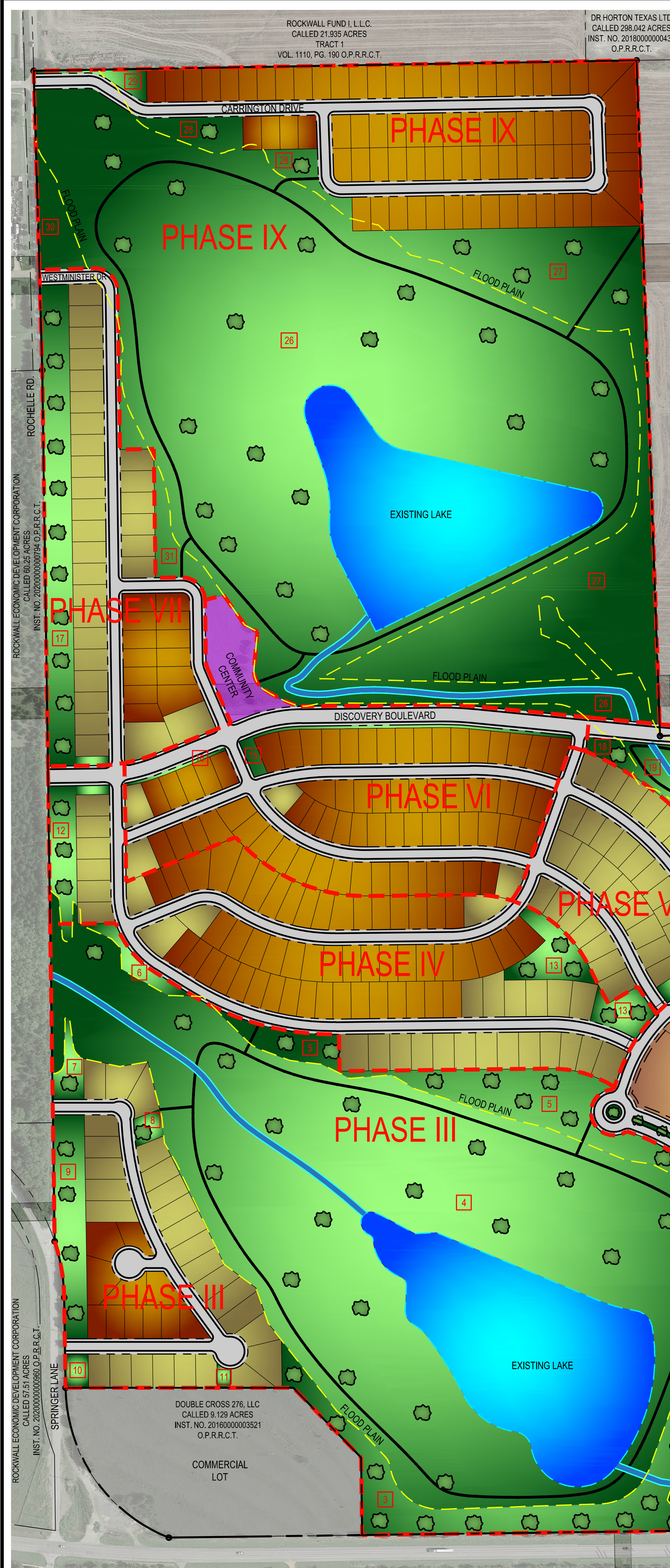


City of Rockwall

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.





COMPLIANCE WITH PD ORDINANCE 20-27		
	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	428 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 11,137 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 45 LOTS TYPE B: 165/428 = 39% OF TOTAL LOTS TYPE C: 218/428 = 51% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	1.39 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	102.9/307.18 = 33.5%

- NOTES:
1. DRAINAGE FACILITIES: STORM SEWER SYSTEM WILL BE INSTALLED UNDERNEATH THE ROADWAYS ON THE PROPERTY FOR EACH PHASE. DETENTION WILL BE PROVIDED FOR ENTIRE SITE, IF NEEDED.
 1. SANITARY SEWER FACILITIES: TEMPORARY ON-SITE SANITARY SEWER SYSTEMS WILL BE INSTALLED FOR TYPE A LOTS CONTAINING A MINIMUM OF 32,670 SQUARE FEET PER PD ORDINANCE 20-27. SANITARY SEWER MAIN LINES AND SERVICES TO EACH LOT WILL BE INSTALLED WITH EACH PHASE OF DEVELOPMENT AND WILL BE CONNECTED IN THE FUTURE TO THE PROPOSED BUFFALO CREEK LIFT STATION. SANITARY SEWER LINE THROUGH THE PROPERTY WILL BE A MINIMUM PIPE SIZE OF 8", 18" AND 10" GRAVITY TRUNK SANITARY SEWER LINES WILL BE INSTALLED ON THE PROPERTY PER THE CITY'S WASTEWATER MASTER PLAN.
 2. WATER FACILITIES: THERE ARE NO EXISTING WATER LINES IMMEDIATELY ADJACENT TO THE PROPERTY. A 16" WATER LINE WILL BE INSTALLED ALONG STATE HIGHWAY NO. 276 IN PHASE 1 TO PROVIDE WATER FOR THE PROPERTY. PHASE 1 WILL INCLUDE AN 8" LOOPED WATER LINE ON SITE. PHASES 3-9 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG ROCHELLE ROAD PER THE CITY'S WATER MASTER PLAN. PHASES 4-8 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG DISCOVERY BOULEVARD PER THE CITY'S WATER MASTER PLAN.
 3. ROADWAY FACILITIES: THE SOUTH SIDE OF THE PROPERTY IS BOUNDED BY STATE HIGHWAY NO. 276 AND THE WEST SIDE IS BOUNDED BY SPRINGER LANE AND ROCHELLE ROAD.
 4. BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PROVIDED AS NEEDED TO SATISFY FIRE PROTECTION REQUIREMENTS.
 5. ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 48397C0045L DATED SEPTEMBER 26, 2008 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THIS PROPERTY INCLUDES ZONES A, AE, AND X.
 6. PROPERTY IS ZONED AS PLANNED DEVELOPMENT DISTRICT 78 (PD-78) ORDINANCE NUMBER 20-27.

PROPOSED PHASING TABLE							
PHASE #	AREA (AC.)	PROPOSED LOT TYPES			COMMUNITY CENTER	TOTAL UNITS	YEAR
		TYPE A MIN. 0.75 AC.	TYPE B MIN. 7,700 S.F.	TYPE C MIN. 6,600 S.F.			
1	36.42	31				31	2021
2	22.14	14				14	2022
3	71.42		27	11		38	2022
4	21.31		29	51		80	2023
5	8.56		35			35	2024
6	18.12		4	67	1	71	2024
7	13.85		30	13		43	2025
8	33.46		40			40	2026
9	81.9			76		76	2027
TOTAL	307.18	45	165	218		428	

CAPITAL IMPROVEMENTS TABLE					YEAR
PHASE #	AREA (AC.)	CAPITAL IMPROVEMENTS TYPE		STREETS	
		WATER	SEWER		
1	36.42	16" FROM ROCHELLE RD. TO PH. 1 ENTRY			2021
2	22.14	16" FROM PH. 1 ENTRY TO EAST PROP. LIMITS	18" SS TRUNK LINE TO SH 276	ROCHELLE RD. WIDENING ALONG PH. 3 FRONTAGE	2022
3	71.42	12" ALONG ROCHELLE RD. FROM SH 276 ALONG FRONTAGE OF PH. 3	10" AND 18" SS LINE TO PROPOSED LIFT STATION PER MASTER PLAN	WIDEN ROCHELLE RD. ALONG PH. 4 FRONTAGE DISCOVERY BLVD. CONSTRUCTION	2023
4	21.31	12" ALONG ROCHELLE RD. ALONG FRONTAGE OF PH. 4 & 12" ALONG DISCOVERY BLVD			2023
5	8.56		10" SS TRUNK LINE		2024
6	18.12	12" ALONG DISCOVERY BLVD		DISCOVERY BLVD. CONSTRUCTION ALONG PH. 6 FRONTAGE	2024
7	13.85	12" ALONG ROCHELLE RD. ALONG FRONTAGE OF PH. 7		ROCHELLE RD. WIDENING ALONG PH. 7 FRONTAGE	2025
8	33.46	12" ALONG DISCOVERY BLVD	10" SS TRUNK LINE	DISCOVERY BLVD. CONSTRUCTION ALONG PH. 8 FRONTAGE	2026
9	81.9	12" ALONG ROCHELLE RD. ALONG FRONTAGE OF PH. 9	10" SS TRUNK LINE	ROCHELLE RD. WIDENING ALONG PH. 9 FRONTAGE	2027

LEGEND

- 1 OPEN SPACE NUMBER
- TYPE A LOT - MIN. 80' X 200' (45 LOTS)
- TYPE B LOT - MIN. 70' X 110' (165 LOTS)
- TYPE C LOT - MIN. 60' X 110' (218 LOTS)
- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER
- COMMUNITY CENTER
- WALKING TRAIL

MASTER PLAT
428 Residential Lots

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

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

tnp

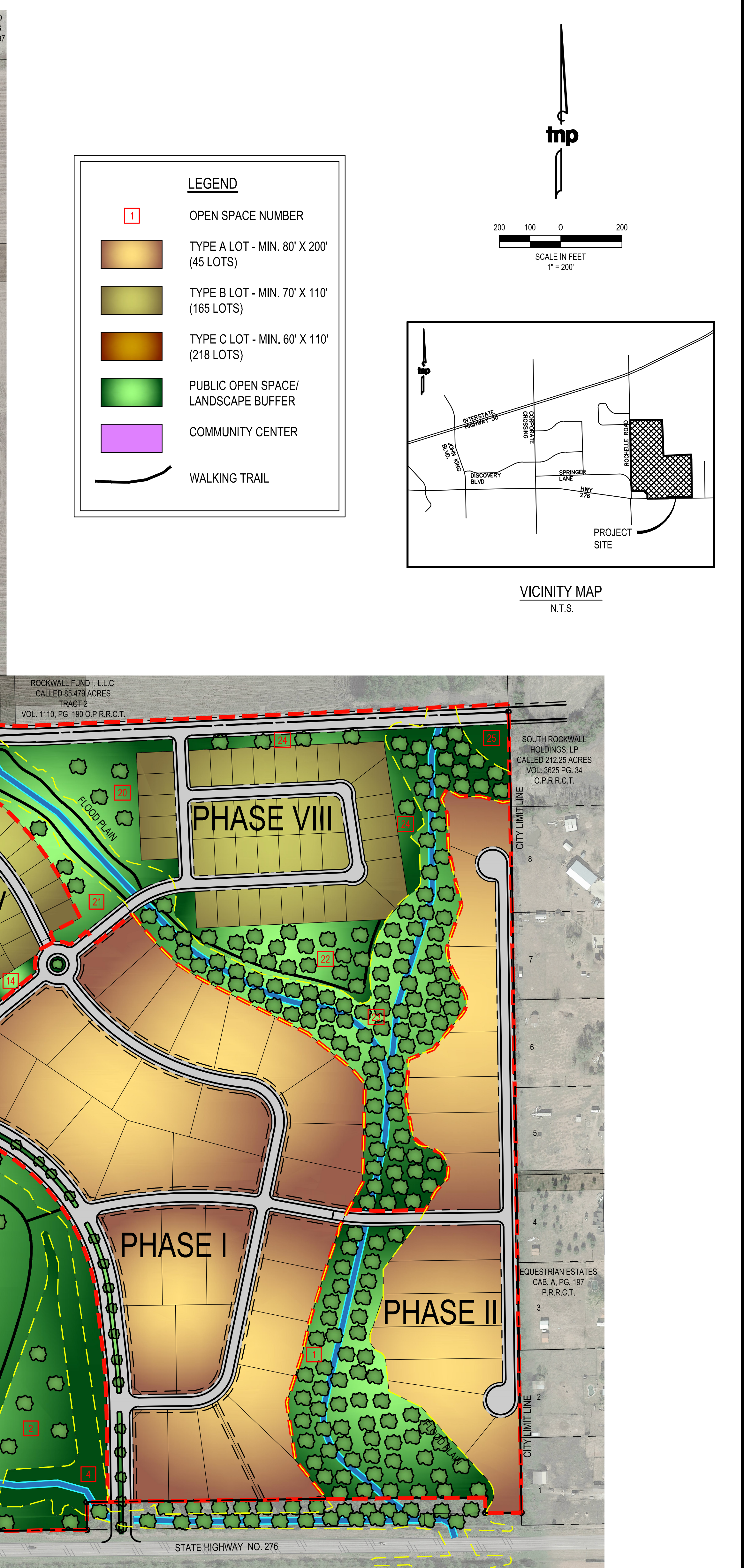
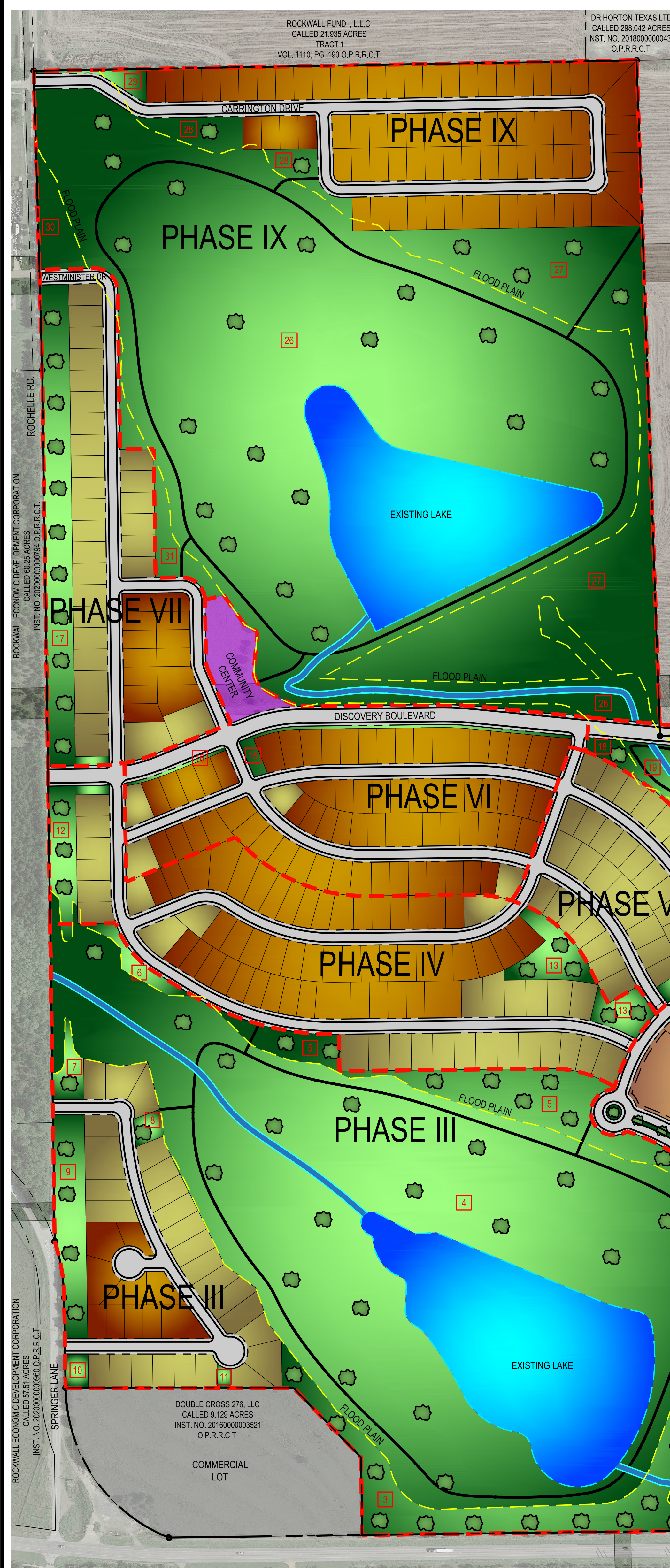
PROJECT INFORMATION
Project No.: SBD20370
Date: Sept. 18, 2020
Drawn By: TS
Scale: 1"=200'

SHEET 1 of 1

Discovery Lakes

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

CASE NO. P _____



OPEN SPACE TABLE			
AREA #	AREA (AC)	OPEN SPACE CREDIT (AC)	COMMENTS
1	6.96	3.48	FLOOD PLAIN, PH. 2
2	2.62	2.62	OPEN SPACE, PH. 3
3	3.79	3.79	OPEN SPACE, PH. 3
4	50.81	25.41	FLOOD PLAIN, PH. 3
5	4.52	4.52	OPEN SPACE, PH. 3
6	0.37	0.37	OPEN SPACE, PH. 3
7	0.36	0.36	OPEN SPACE, PH. 3
8	0.19	0.19	OPEN SPACE, PH. 3
9	1.56	1.56	OPEN SPACE, PH. 3
10	0.19	0.19	OPEN SPACE, PH. 3
11	0.07	0.07	OPEN SPACE, PH. 3
12	0.95	0.95	OPEN SPACE, PH. 4
13	1.31	1.31	OPEN SPACE, PH. 4
14	0.22	0.22	OPEN SPACE, PH. 5
15	0.38	0.38	OPEN SPACE, PH. 6
16	0.08	0.08	OPEN SPACE, PH. 6
17	3.32	3.32	OPEN SPACE, PH. 7
18	0.25	0.25	OPEN SPACE, PH. 8
19	2.23	1.11	FLOOD PLAIN, PH. 8
20	2.17	2.17	OPEN SPACE, PH. 8
21	1.02	1.02	OPEN SPACE, PH. 8
22	2.43	2.43	OPEN SPACE, PH. 8
23	10.28	5.14	FLOOD PLAIN, PH. 8
24	1.18	1.18	OPEN SPACE, PH. 8
25	0.35	0.35	OPEN SPACE, PH. 8
26	51.69	25.84	FLOOD PLAIN, PH. 9
27	11.42	11.42	OPEN SPACE, PH. 9
28	1.16	1.16	OPEN SPACE, PH. 9
29	0.23	0.23	OPEN SPACE, PH. 9
30	0.80	0.80	OPEN SPACE, PH. 9
31	0.95	0.95	OPEN SPACE, PH. 9
TOTAL	163.86	102.90	

Open Space Master Plan
428 Residential Lots

Discovery Lakes Phase 1

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

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SHEET 1 of 1

Drawing: P:\PROJECTS\SBD20370\CAD\PRELIMINARY DESIGN\Sheet\Master Plans\SBD20370-OPEN SPACE PLAN.dwg at Sep. 18, 2020 - 12:05pm by taylor