



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-043

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- 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 S Goliad St.
 Subdivision Cain Properties No. 1 Lot 2 Block
 General Location Near the intersection of Goliad St. and Alamo Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Downtown Current Use Vacant
 Proposed Zoning Downtown Proposed Use Rockwall Brewery
 Acreage 1.233 Lots [Current] 1 Lots [Proposed] 1

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>Siren Brewing Company LLC</u>	<input type="checkbox"/> Applicant	<u>Tony Degelia</u>
Contact Person		Contact Person	<u>ATW Surveyors Inc.</u>
Address	<u>750 Justin Rd.</u>	Address	<u>2220 Gus Thomasson</u>
City, State & Zip	<u>Rockwall, TX 75087</u>	City, State & Zip	<u>Mesquite, TX 75150</u>
Phone		Phone	<u>972 681 4975</u>
E-Mail		E-Mail	<u>tony.dawsurvey.com</u>

NOTARY VERIFICATION [REQUIRED]

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

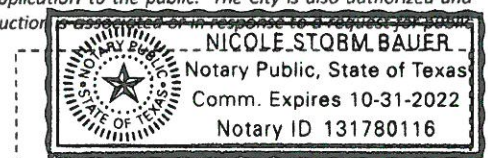
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 6th day of October, 20 20. By signing this application, 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 with a request for public information."

Given under my hand and seal of office on this the 6th day of October, 20 20.

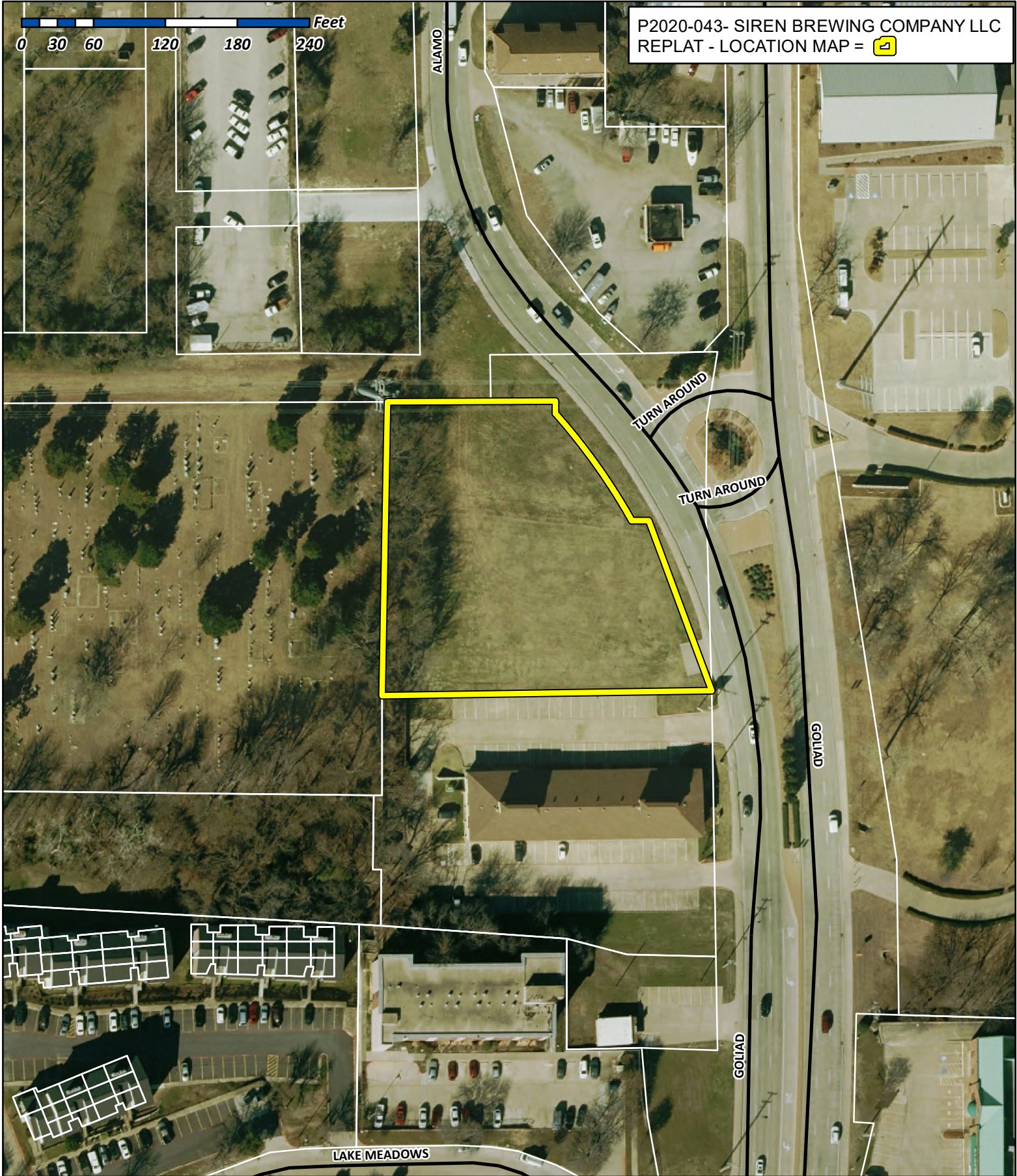
Owner's Signature

[Handwritten Signature]
Amis-Bauer

Notary Public in and for the State of Texas



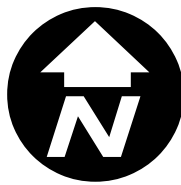
My Commission Expires 10-31-2022

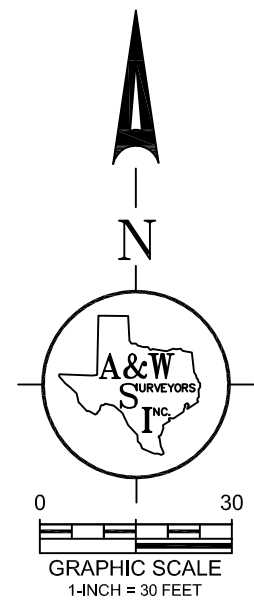


City of Rockwall

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.





BILLY W. PEOPLES
VOL. 1515, PG. 81
D.R.R.C.T.

STATE OF TEXAS
INST. NO. 2007-00380303
O.P.R.R.C.T.

LOT 1
BLOCK Z
ORIGINAL TOWN OF ROCKWALL
VOL. 38, PG. 212,
D.R.R.C.T.
BILLY W. PEOPLES
INST. NO. 20170000005610
O.P.R.R.C.T.

(GOLIAD STREET)

N. ALAMO STREET
(60' RIGHT-OF-WAY)

LOT 1
CAIN PROPERTIES NO. 1
CAB. C SLIDE. 138
P.R.R.C.T.

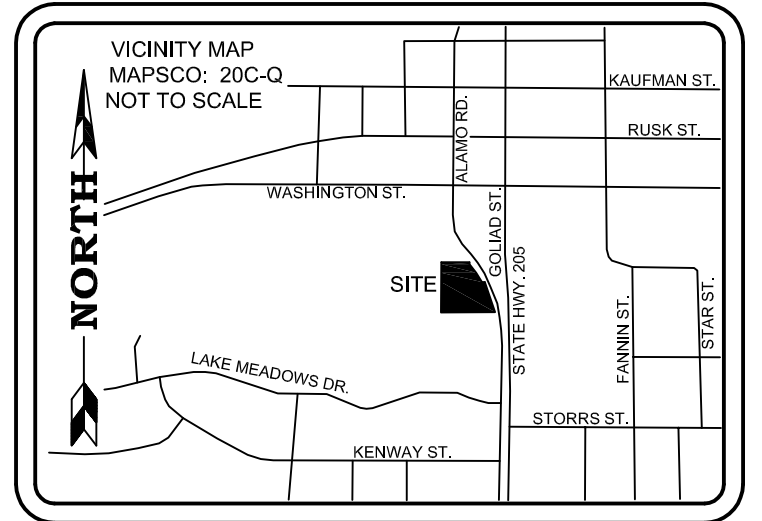
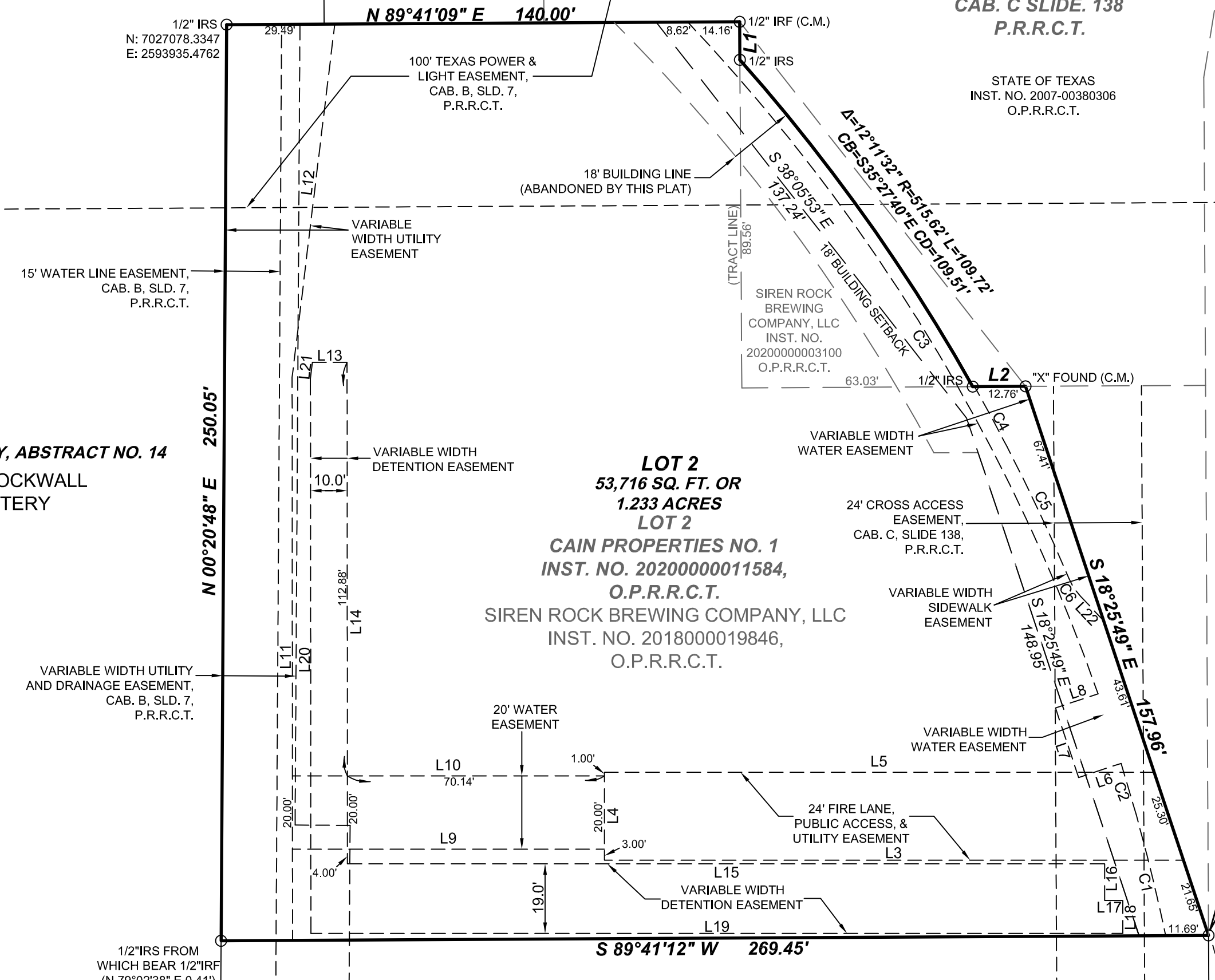
STATE OF TEXAS
INST. NO. 2007-00380306
O.P.R.R.C.T.

LOT 2
53,716 SQ. FT. OR
1.233 ACRES
LOT 2
CAIN PROPERTIES NO. 1
INST. NO. 20200000011584,
O.P.R.R.C.T.

SIREN ROCK BREWING COMPANY, LLC
INST. NO. 2018000019846,
O.P.R.R.C.T.

LOT 1-RA
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138,
P.R.R.C.T.

LOT 1-RB
CAIN PROPERTIES NO. 1
CAB. C, SLIDE. 138,
P.R.R.C.T.



LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.36'	S00°19'31\"E	L12	97.15'	N06°52'14\"E
L2	14.40'	N89°40'29\"E	L13	9.46'	N90°00'00\"E
L3	158.00'	N90°00'00\"W	L14	136.88'	S00°02'39\"E
L4	24.00'	N00°00'00\"E	L15	206.61'	N90°00'00\"E
L5	150.00'	N90°00'00\"E	L16	10.00'	S00°00'00\"E
L6	12.20'	S71°34'11\"W	L17	4.97'	N90°00'00\"E
L7	20.00'	N18°25'49\"W	L18	9.00'	S00°00'00\"E
L8	12.23'	N71°34'11\"E	L19	221.57'	N90°00'00\"W
L9	85.13'	N90°00'00\"W	L20	151.45'	N00°02'39\"W
L10	85.14'	S90°00'00\"E	L21	4.47'	N06°52'14\"E
L11	153.65'	N00°02'39\"W	L22	9.14'	S43°27'56\"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	3°45'07\"	517.46'	33.89'	N13°42'37\"W	33.88'
C2	1°37'36\"	517.46'	14.69'	N16°23'59\"W	14.69'
C3	23°57'30\"	517.46'	216.38'	N31°24'25\"W	214.80'
C4	2°02'41\"	521.46'	18.61'	N28°22'31\"W	18.61'
C5	4°23'02\"	521.46'	39.90'	N25°09'39\"W	39.89'
C6	20°29'47\"	16.00'	5.72'	S33°13'02\"E	5.69'

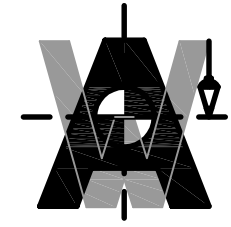
- GENERAL NOTES**
- Any structure new or existing may not extend across new property lines.
 - The purpose of this plat is to remove the 18' building line parallel to the property line and to add the correct 18' building line parallel to the back of curb.
 - Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
 - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2\" iron rod with a yellow plastic cap stamped \"RPLS 5310\" set
SQ. FT.	square feet

STATE HIGHWAY 205
VARIABLE WIDTH RIGHT-OF-WAY
(INST. NO. 2007-00380306, O.P.R.R.C.T.)

PLACE OF BEGINNING
N: 7026829.7632
E: 2594203.4128
1/2\" IRF FROM WHICH BEAR 1/2\" IRF (N 85°41'49\" E 1.09')



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

TRIANGLE ENGINEERING
1333 McDermott Drive, Ste. 200, Allen, TX 75013
T: 214-609-9271
F: 469-3595-6709
E: kpatel@triangle-engr.com
W: www.triangle-engr.com

Owner: Siren Brewing Company, LLC
~ 750 Justin Road, Rockwall, TX 75087 ~
Job No: 18-0788 | Drawn by: 517 | Date: 01-04-2019 | Revised: 09-28-2020
\"A professional company operating in your best interest\"

PAGE 1 OF 2
REPLAT
LOT 2
CAIN PROPERTIES NO. 1
BEING A PLAT OF LOT 2,
CAIN PROPERTIES NO. 1
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14
CASE FILE NO. P2019-016

OWNER'S CERTIFICATE

WHEREAS Siren Breweing Company, LLC is the sole owner of a tract of land located in the N.F. BOYDSTUN SURVEY, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being Lot 2, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Instrument No. 20200000011584, Official Public Records, Rockwall County, Texas, and being the same tract of land described in deed to Siren Breweing Company, LLC, recorded in Instrument No. 2018000019846 and Instrument No. 20200000003100, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of State Highway No. 205, (Goliad Street), a variable width right-of-way, at the Northeast corner of Lot 1-RA, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 138, Plat Records, Collin County, Texas;

Thence South 89°41'12" West, a distance of 269.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line, a distance of 250.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the interior 'ell' corner of said City of Rockwall Cemetery, same being the Northeast corner of Lot 2;

Thence North 89°41'09" East, a distance of 140.00' to a 1/2" iron rod found at the interior 'ell' corner of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas;

Thence South 00°19'31" East, a distance of 10.36' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a non-tangent curve to the right, having a central angle of 12°11'32", a radius of 515.62', and a chord bearing and distance of South 35°27'40" East, 109.51';

Thence Southeasterly, along said curve to the right, an arc distance of 109.72' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°40'29" East, a distance of 14.40' to an "X" found at the Southwest interior corner of said State of Texas tract;

Thence South 18°25'49" East, along said present right-of-way, a distance of 157.96' to the PLACE OF BEGINNING and containing 53,716 square feet or 1.233 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This _____ day of _____, 20__.

John S. Turner Registered Professional Land Surveyor #5310

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, Siren Breweing Company, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this Replat designating the herein above described property as LOT 2, CAIN PROPERTIES NO. 1 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Siren Breweing Company, LLC have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer 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.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20__.

Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

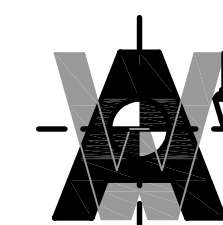
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20__.

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 _____, _____.

Mayor, City of Rockwall City Secretary City Engineer



A&W SURVEYORS, INC. Professional Land Surveyors TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM

Owner: Siren Breweing Company, LLC ~ 750 Justin Road, Rockwall, TX 75087 ~