



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: _____

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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

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.

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 PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **4028 N STATE HIGHWAY 205**

SUBDIVISION **VALK ROCKWALL ADDITION**

LOT **1** BLOCK **1**

GENERAL LOCATION **EAST SIDE OF SH205, APPROX. 450' NORTH OF SHENANDOAH LANE**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **COMMERCIAL**

CURRENT USE **SELF STORAGE**

PROPOSED ZONING **COMMERCIAL**

PROPOSED USE **SELF STORAGE**

ACREAGE **4.3 ACRES**

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]

OWNER **PS LPT PROPERTIES INVESTORS**

APPLICANT **KIMLEY-HORN**

CONTACT PERSON **JARROD YATES**

CONTACT PERSON **TREY BRASWELL**

ADDRESS **701 WESTERN AVENUE**

ADDRESS **100 W. OAK ST., SUITE 203**

CITY, STATE & ZIP **GLENDALE, CA 91201**

CITY, STATE & ZIP **DENTON, TEXAS 76201**

PHONE **972-546-0375**

PHONE **940-387-3620**

E-MAIL **JYATES@PUBLICSTORAGE.COM**

E-MAIL **trey.braswell@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

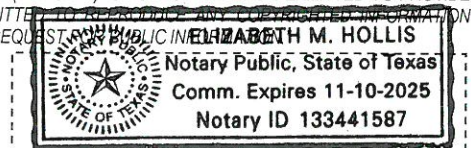
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jarrold Yates [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 385.28 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF May, 2022. 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 COPIES OF THE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

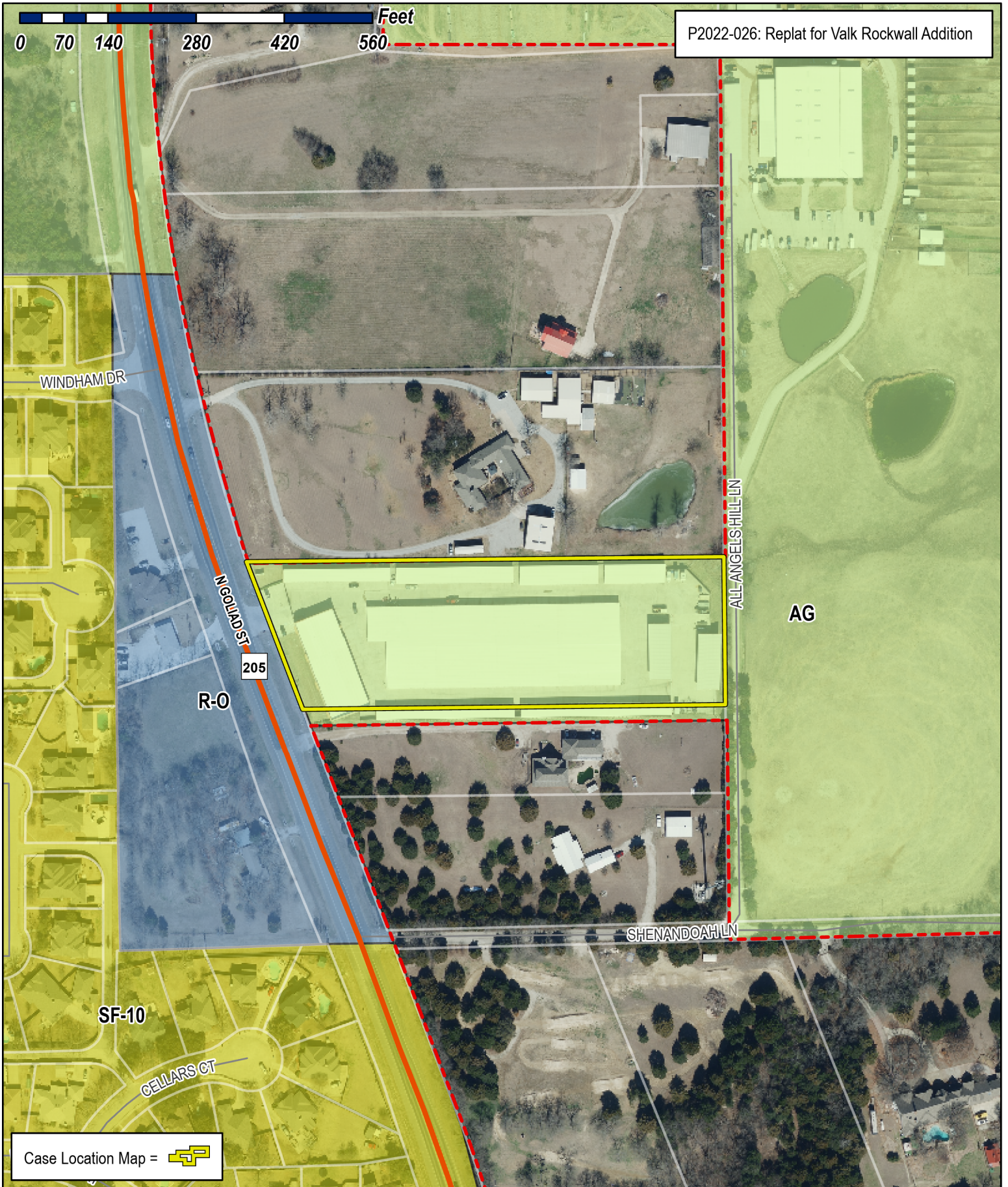
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF MAY, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 11-10-2025



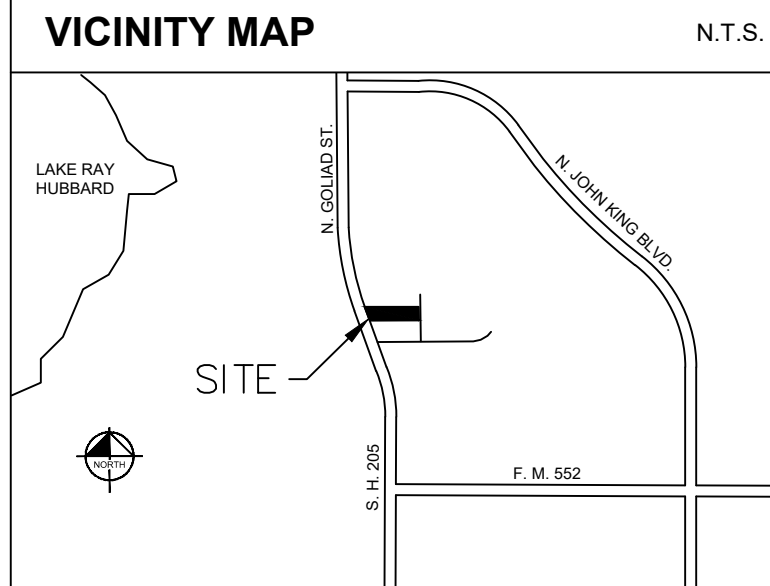
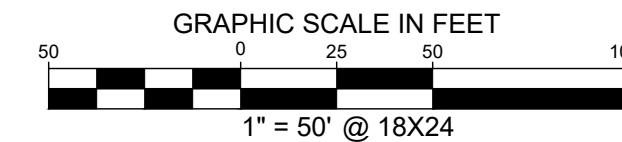
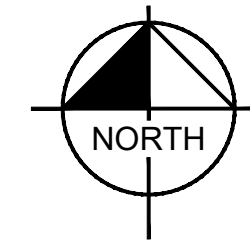
City of Rockwall

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.



R.C.A.D. #12324
 CALLED 5.55 ACRES
 BRIAN HUGEBACK
 INST. NO. 2019000011336
 O.P.R.R.C.T.

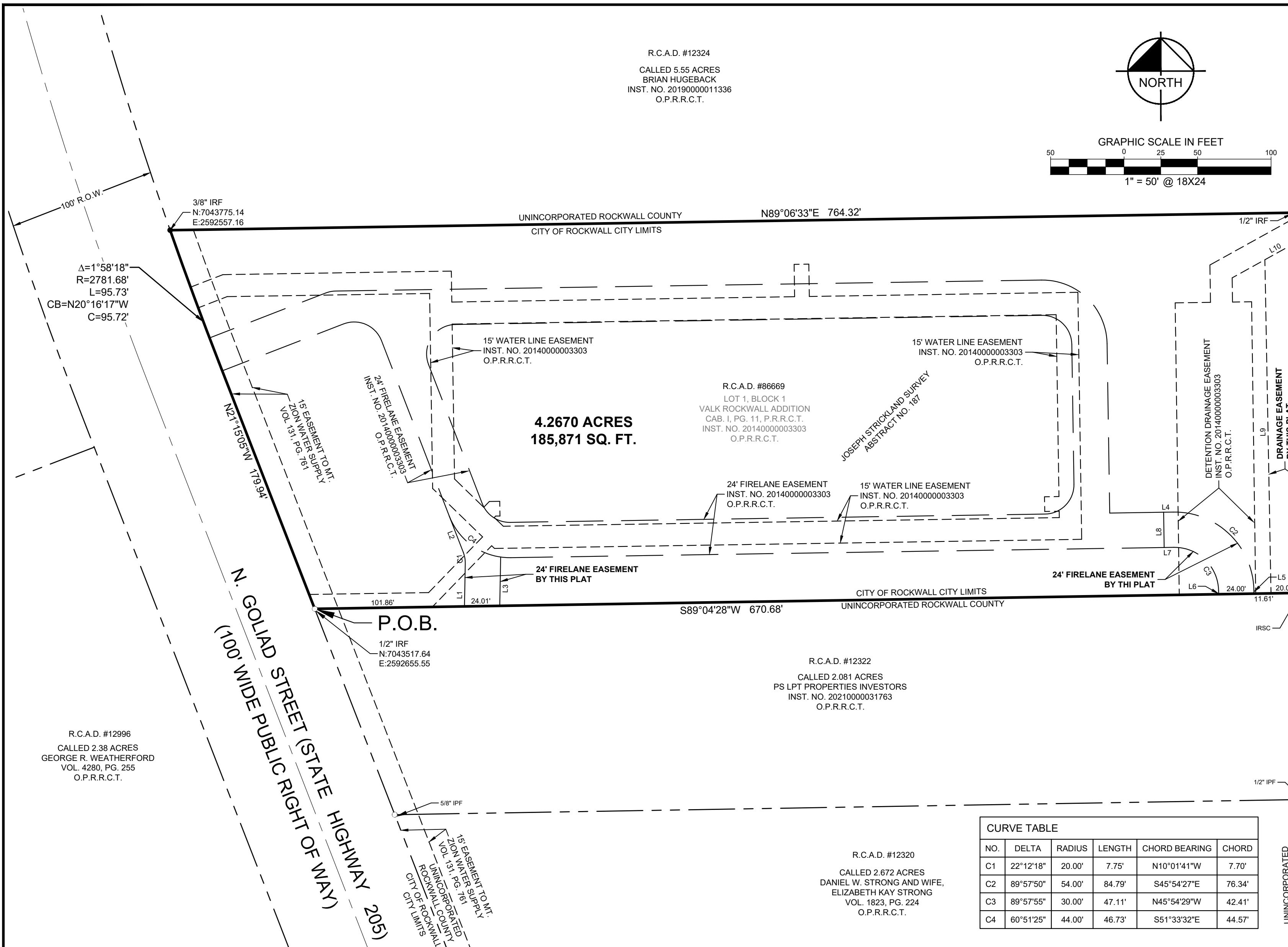


ALL ANGELS HILL ROAD
 (A PRIVATE ACCESS DRIVE) (NO PUBLISHED WIDTH)

R.C.A.D. #12305
 CALLED 69.22 ACRES
 SHENNENDOAH REAL
 ESTATE PARTNERS, L.P.
 VOL. 3351, PG. 114
 O.P.R.R.C.T.

NO.	BEARING	LENGTH
L1	N01°04'28"E	29.19'
L2	N21°07'50"W	26.30'
L3	S01°04'28"W	33.21'
L4	N89°06'33"E	6.58'
L5	S00°55'32"E	2.38'
L6	N00°55'32"W	2.38'
L7	S89°06'33"W	6.58'
L8	N00°53'27"W	24.00'
L9	N01°03'12"W	226.93'
L10	N61°02'02"E	22.23'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°12'18"	20.00'	7.75'	N10°01'41"W	7.70'
C2	89°57'50"	54.00'	84.79'	S45°54'27"E	76.34'
C3	89°57'55"	30.00'	47.11'	N45°54'29"W	42.41'
C4	60°51'25"	44.00'	46.73'	S51°33'32"E	44.57'



REPLAT
VALK ROCKWALL ADDITION
 LOT 1R, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1,
 VALK ROCKWALL ADDITION
 AND BEING 4.264 ACRES SITUATED IN THE
 JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034 FIRM # 10193822 Tel. (972) 335-3580
 Fax No. (972) 335-3779

Scale 1" = 50'	Drawn by MBM	Checked by KHA	Date 4/6/2022	Project No. 069319643	Sheet No. 1 OF 2
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R.C.A.D. #12996
 CALLED 2.38 ACRES
 GEORGE R. WEATHERFORD
 VOL. 4280, PG. 255
 O.P.R.R.C.T.

R.C.A.D. #12322
 CALLED 2.081 ACRES
 PS LPT PROPERTIES INVESTORS
 INST. NO. 2021000031763
 O.P.R.R.C.T.

R.C.A.D. #12320
 CALLED 2.672 ACRES
 DANIEL W. STRONG AND WIFE,
 ELIZABETH KAY STRONG
 VOL. 1823, PG. 224
 O.P.R.R.C.T.

LEGEND:

- R.C.A.D. = ROCKWALL COUNTY APPRAISAL DISTRICT
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0030L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

1. 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.
2. All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
3. The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

REFERENCE DATUM: City of Rockwall Geodetic Control Monument 4
4. Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

OWNER:
 PS LPT Properties Investors
 701 Western Ave.
 Glendale, California 91201
 Phone: 972-546-0375
 Contact: Jarrod Yates

APPLICANT:
 Kimley-Horn and Associates, Inc.
 100 W. Oak St., Suite 203
 Denton, Texas 76201
 Phone: 940-387-3620
 Contact: Trey Braswell, P.E.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

BEING a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1 of Valk Rockwall Addition, an addition to the City of Rockwall, Texas, as recorded in Cabinet I, Page 11 of the Plat Records of Rockwall County, Texas and in Instrument No. 2014000003303 of the Official Public Records of Rockwall County, Texas, same being a called 4.2640-acre tract of land described in a deed to PS LPT Properties Investors, as recorded in Instrument No. 20170000023365 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 4.264-acre tract, said point being in the easterly right-of-way line of North Goliad Street (also known as State Highway 205)(a 100-foot wide public right-of-way), same being the northwest corner of a called 2.081-acre tract of land described in a deed to PS LPT Properties Investors, as recorded in Instrument No. 20210000031763, of said Official Public Records;

THENCE North 21°15'05" West, along the easterly line of North Goliad Street, and along the westerly line of said 4.264-acre tract, a distance of 179.94 feet to a point at the beginning of a non-tangent curve to the right with a radius of 2,781.68 feet, having a central angle of 01°58'18", and a chord bearing and distance of North 20°16'17" West, 95.72 feet;

THENCE in a northwesterly direction, along said curve to the right, and along the easterly line of North Goliad Street, an arc distance of 95.73 feet, to a 3/8-inch iron rod found for the northwest corner of said 4.264-acre tract, common to said easterly 100-foot-wide right-of-way line, same being for the southwest corner of a called 5.55-acre tract of land described in a deed to Brian Hugeback, as recorded in Instrument No. 20190000011336, of said Official Public Records;

THENCE North 89°06'33" East, departing the easterly line of North Goliad Street and the westerly line of said 4.264-acre tract of land, a distance of 764.32 feet, along the northerly line of said 4.264-acre tract, and along the southerly line of said 5.55-acre tract, to a 1/2-inch iron rod found for the northeast corner of said 4.264-acre tract, same being for the southeast corner of said 5.55-acre tract, common to the westerly line of a called 69.22-acre tract of land described in a deed to Shennendoah Real Estate Partners, L.P., as recorded in Volume 3351, Page 114, of said Official Public Records;

THENCE South 01°03'12" East, departing the northerly line of said 4.264-acre tract and the southerly line of said 5.55-acre tract, a distance of 258.59 feet along the westerly line of said 69.22-acre tract, and the easterly line of said 4.264-acre tract, to a 5/8"-inch iron rod with red cap stamped "KHA" set for the southwest corner of said 4.264 acre tract;

THENCE South 89°04'28" West, departing the westerly line of said 69.22-acre tract, and the westerly line of said 4.264-acre tract, along the northerly line of said 2.081-acre tract and the southerly line of said 4.264-acre tract, a distance of 670.68 feet to the POINT OF BEGINNING and containing 4.264 acres (185,738 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, PS LPT PROPERTIES INVESTORS, the undersigned owner of the land shown on this plat, and designated herein as the VALK ROCKWALL ADDITION, LOT 1R, BLOCK 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the VALK ROCKWALL ADDITION, LOT 1R, BLOCK 1 have been notified and signed this plat. 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; 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. The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
7. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
8. 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

We 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; 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.
By: PS LPT PROPERTIES INVESTORS, a Maryland real estate investment trust

By: _____

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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2022.

Notary Public in and for the State of Texas

My Commission Expires

SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the ____ day of _____, 2022.

MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
michael.marx@kimley-horn.com

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman 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 _____, 2022.

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 _____, 2022.

Mayor, City of Rockwall City Secretary City Engineer

REPLAT
VALK ROCKWALL ADDITION
LOT 1R, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1,
VALK ROCKWALL ADDITION
AND BEING 4.264 ACRES SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale Drawn by Checked by Date Project No. Sheet No.
N/A MBM KHA 4/6/2022 069319643 2 OF 2

Parcel Map Check Report

Client:

Client

Kimley-Horn and Associates, Inc.

Address 1

Date: 5/19/2022 5:08:37 PM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: Site - LOT 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,043,517.6353'

East: 2,592,655.5472'

Segment# 1: Line

Course: N21°15'05"W

Length: 179.94'

North: 7,043,685.3392'

East: 2,592,590.3261'

Segment# 2: Curve

Length: 95.73'

Radius: 2,781.68'

Delta: 1°58'18"

Tangent: 47.87'

Chord: 95.72'

Course: N20°16'17"W

Course In: N68°44'34"E

Course Out: S70°42'52"W

RP North: 7,044,693.8527'

East: 2,595,182.7466'

End North: 7,043,775.1293'

East: 2,592,557.1627'

Segment# 3: Line

Course: N89°06'33"E

Length: 764.32'

North: 7,043,787.0124'

East: 2,593,321.3903'

Segment# 4: Line

Course: S1°03'12"E

Length: 258.59'

North: 7,043,528.4661'

East: 2,593,326.1440'

Segment# 5: Line

Course: S89°04'28"W

Length: 670.68'

North: 7,043,517.6324'

East: 2,592,655.5515'

Perimeter: 1,969.27'

Area: 185,870.97Sq.Ft.

Error Closure: 0.0051

Course: S55°54'40"E

Error North : -0.00288

East: 0.00426

Precision 1: 386,129.41