



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-032

**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)<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 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

### 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.

<sup>2</sup>: 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 SOUTHWEST CORNER OF CORPORATE CROSSING AND DISCOVERY BLVD

SUBDIVISION ROCKWALL TECHNOLOGY PARK LOT 7A, 8A, 8B BLOCK A

GENERAL LOCATION SOUTHWEST CORNER OF CORPORATE CROSSING AND DISCOVERY BLVD

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

CURRENT ZONING LI CURRENT USE VACANT

PROPOSED ZONING NA PROPOSED USE INDUSTRIAL & DETENTION POND

ACREAGE 20.6594 LOTS [CURRENT] 7A, 8A LOTS [PROPOSED] 7A, 8A, 8B

**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 ROCKWALL EDC

APPLICANT KRISS USA, INC

CONTACT PERSON MATT WAVERING

CONTACT PERSON CHRISTOPHE GUIGNARD

ADDRESS 2610 OBSERVATION TRAIL, SUITE 104

ADDRESS 565 W. LAMBERT ROAD

SUITE F

CITY, STATE & ZIP ROCKWALL, TX 75032

CITY, STATE & ZIP BREA, CA 92821

PHONE 903-494-7943

PHONE 714-333-1988 X122

E-MAIL MWAVERING@ROCKWALLEDC.COM

E-MAIL CH.GUIGNARD@KRISS-USA.COM

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [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 \$ 713.19 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 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 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 16th DAY OF June, 2022

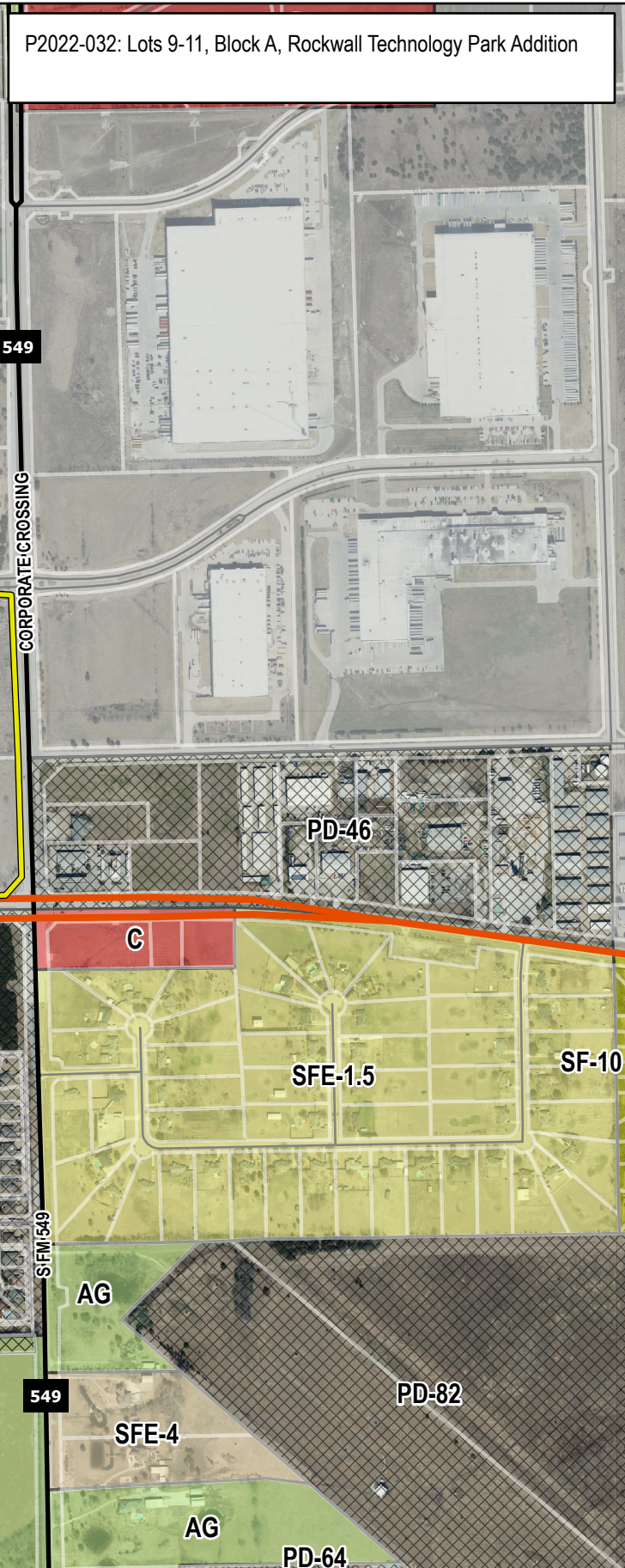
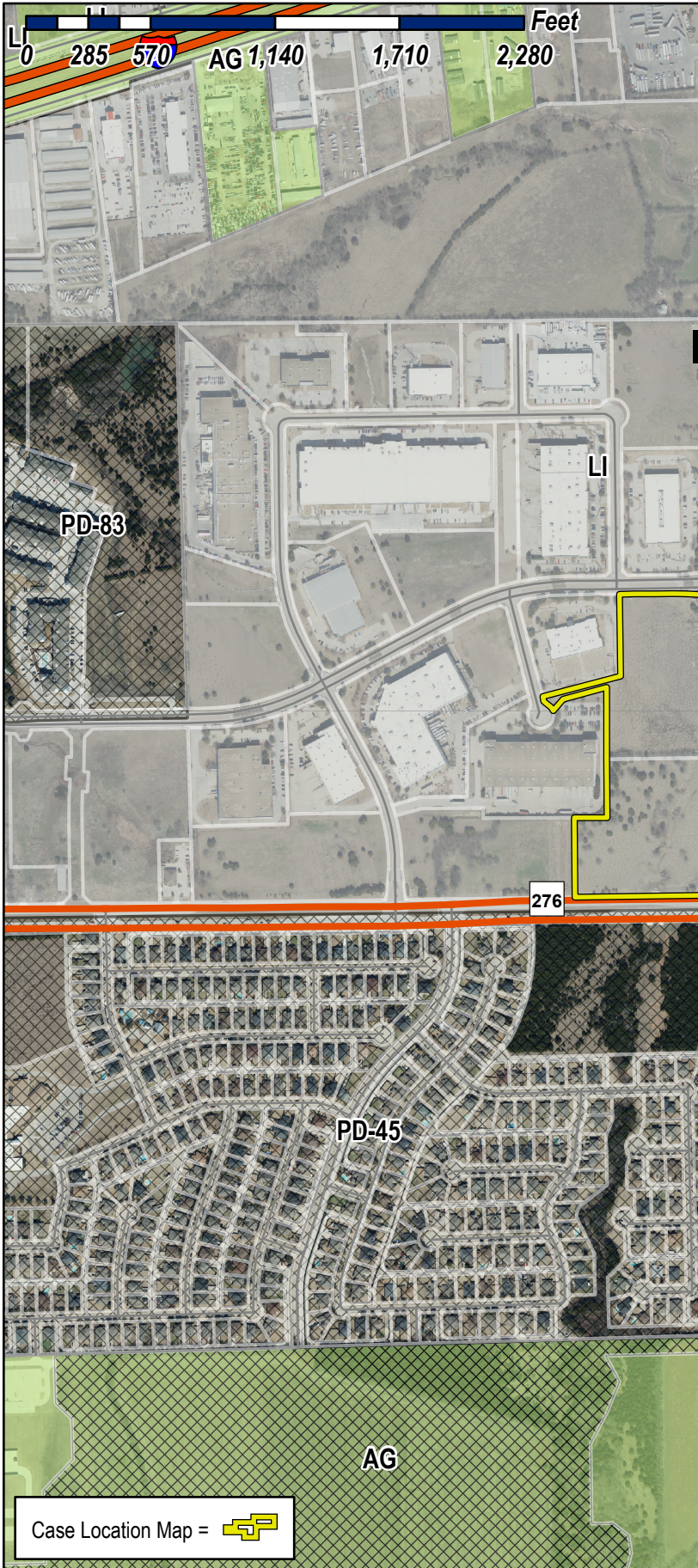
OWNER'S SIGNATURE

*Matt Wavering*  
*Jennifer L. Hammonds*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







P2022-032: Lots 9-11, Block A, Rockwall Technology Park Addition

549

CORPORATE CROSSING

PD-83

LI

PD-46

276

C

SFE-1.5

SF-10

PD-45

SIFM 549

AG

549


SFE-4

PD-82

AG

AG

PD-64

Case 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.







OWNER DEDICATION:

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Rockwall Economic Development Corporation is the owner of a tract of land, situated in the J. M. Allen Survey, Abstract Number 2, City of Rockwall, Rockwall County, Texas, and being all of Lots 7 and 8, Block A of Rockwall Technology Park, an addition to the City of Rockwall as recorded in Cabinet G, page 367 of the Plat Records of Rockwall County, Texas, and being all of that tract of land described in deed to Rockwall Economic Development Corporation, as recorded in Document Number \_\_\_\_\_ of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the northeast corner of said Lot 7, Block A, said corner being the intersection of the west right-of-way line of F.M. 549 (a variable width right -of-way) with the south right-of-way line of Discovery Boulevard (a called 85-foot wide right-of-way);

THENCE South 02 degrees 06 minutes 33 seconds East, departing said south right-of-way line and along the common said east line of Rockwall tract and said west right-of way line, a distance of 860.03 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 01 degrees 36 minutes 55 seconds East, continuing along said common line, a distance of 428.73 feet to s 1/2-inch iron rod with cap set for the southeast corner of said Lot 8 at the north end of a corner clip at the intersection of said west right-of-way line with the north right-of-way line of State Highway 276 (a 200-foot wide right-of-way);

THENCE South 42 degrees 16 minutes 22 seconds West, along said corner clip, a distance of 47.53 feet to a 1/2-inch iron rod with cap set for the south end of said corner clip on said north right-of-way line;

THENCE South 89 degrees 12 minutes 06 seconds West, along the common south line of said Rockwall tract and said north right-of-way line, a distance of 243.38 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 00 degrees 47 minutes 48 seconds East, continuing along said common line, a distance of 35.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 89 degrees 12 minutes 06 seconds West, continuing along said common line, a distance of 381.48 feet to a 1/2-inch iron rod with cap set for the southwest corner of said Lot 8;

THENCE North 00 degrees 00 minutes 00 seconds East, departing said north right-of-way line and along the wet lien of said Rockwall tract, a distance of 348.77, to a 1/2-inch iron rod with cap set for corner;

THENCE South 90 degrees 00 minutes 00 seconds East, continuing along said west line, a distance of 146.53 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, continuing along said west line, a distance of 595.49 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 75 degrees 33 minutes 09 seconds West, a distance of 200.94 feet to a 1/2-inch iron rod with cap set for the point of curvature of a tangent circular curve to the left having a radius of 15.00 feet, whose chord bears South 58 degrees 22 minutes 05 seconds West, a distance of 8.86 feet;

THENCE Westerly, continuing along said west line and along said curve, through a central angle of 34 degrees 22 minute 08 seconds, an arc distance of 9.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 41 degrees 11 minutes 01 seconds West, a distance of 68.65 feet to a 1/2-inch iron rod with cap stamped "Weir" found for the point of beginning of a non-tangent circular curve to the left having a radius of 60.00 feet, whose chord bears North 42 degrees 24 minutes 11 seconds West, a distance of 47.26 feet, said iron being on the right-of-ay of the cul-de-sac for Research Circle (a 30-foot wide right-of-way);

THENCE Northerly, along the common said right-of-way and said west line and along said curve, through a central angle of 46 degrees 22 minutes 57 seconds, an arc distance of 48.57 feet to a 1/2-inch iron rod with cap stamped "Weir" found for the beginning of a non-tangent circular curve to the right having a radius of 20.50 feet, whose chord bears North 40 degrees 01 minutes 15 seconds West, a distance of 17.70 feet;

THENCE Northwesterly, continuing along said common line and along said curve, through a central angle of 51 degrees 08 minutes 47 seconds, an arc distance of 18.30 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 14 degrees 26 minutes 51 seconds West, continuing along said common line, a distance of 18.67 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 75 degrees 33 minutes 09 seconds East, departing said right-of-way line and along the west line of said Rockwall tract, a distance of 370.56 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00 degrees 47 minutes 33 seconds West, continuing along said west line, a distance of 373.72 feet to a 1/2-inch iron rod with cap set for the northwest corner of said Lot 7 on said south right-of-way line of Discovery Boulevard;

THENCE North 89 degrees 12 minutes 27 seconds East, along the common north line of said Rockwall tract and said south right-of-way line, a distance of 271.04 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 86 degrees 55 minutes 21 seconds East, continuing along said common line, a distance of 136.78 feet to the POINT OF BEGINNING AND CONTAINING 699,020 square feet or 16.05 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LOTS 7A, LOT 8A AND 8B, BLOCK A, ROCKWALL TECHNOLOGY PARK subdivision 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 (we) further certify that all other parties who have a mortgage or lien interest in the Bodin Industrial Addition subdivision 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;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
  - 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.
  - 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.
  - The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
  - 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.
  - 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
- Property owner shall be responsible for all maintenance, repair and reconstruction of drainage and detention systems.

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.

I (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; 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.

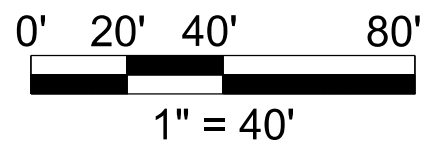
\_\_\_\_\_  
Owner

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 \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_



1" = 40'



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOEL C. HOWARD, 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.

\_\_\_\_\_  
JOEL C. HOWARD  
Registered Public Surveyor No. 6267

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOEL C. HOWARD 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 \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

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

OWNER:  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
(972) 772-0025



3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006  
SCALE 1"=100' (972) 243-2409 PROJECT NUMBER: 2588  
TBPLS FIRM NO. 10194205

DATED: MAY 22, 2022 DRAWN BY: JCH

**REPLAT**  
OF  
**LOT 7A & LOT 8A,**  
**BLOCK A**  
**ROCKWALL**  
**TECHNOLOGY PARK**  
BEING A REPLAT OF  
LOT 7 AND LOT 8, BLOCK A, ROCKWALL  
TECHNOLOGY PARK  
AN ADDITION TO THE CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
J.M. ALLEN SURVEY, ABSTRACT NUMBER 2