



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2023-010

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> (100+307.18\*15=\$4707.70)
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup> (200+27.46\*15=\$611.90)
- 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</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

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

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address: none

Subdivision: Discovery Lakes, Phase 2      Lot:      Block:

General Location: 27.46 Acres out of the 307 Acre Tract near the NE corner 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: 27.46      Lots [Current]: 1      Lots [Proposed]: 31

**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	Alberto Dal-Cin	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	972-960-7944	Phone	817-889-5050
E-Mail	roquesv@towergrouptx.com	E-Mail	cslownd@tnpinc.com

## NOTARY VERIFICATION [REQUIRED]

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

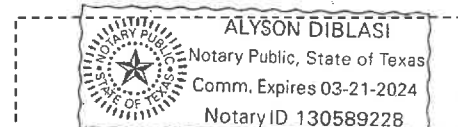
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$5,319.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 13<sup>th</sup> day of April, 20 23. By signing 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 13<sup>th</sup> day of April, 20 23

Owner's Signature

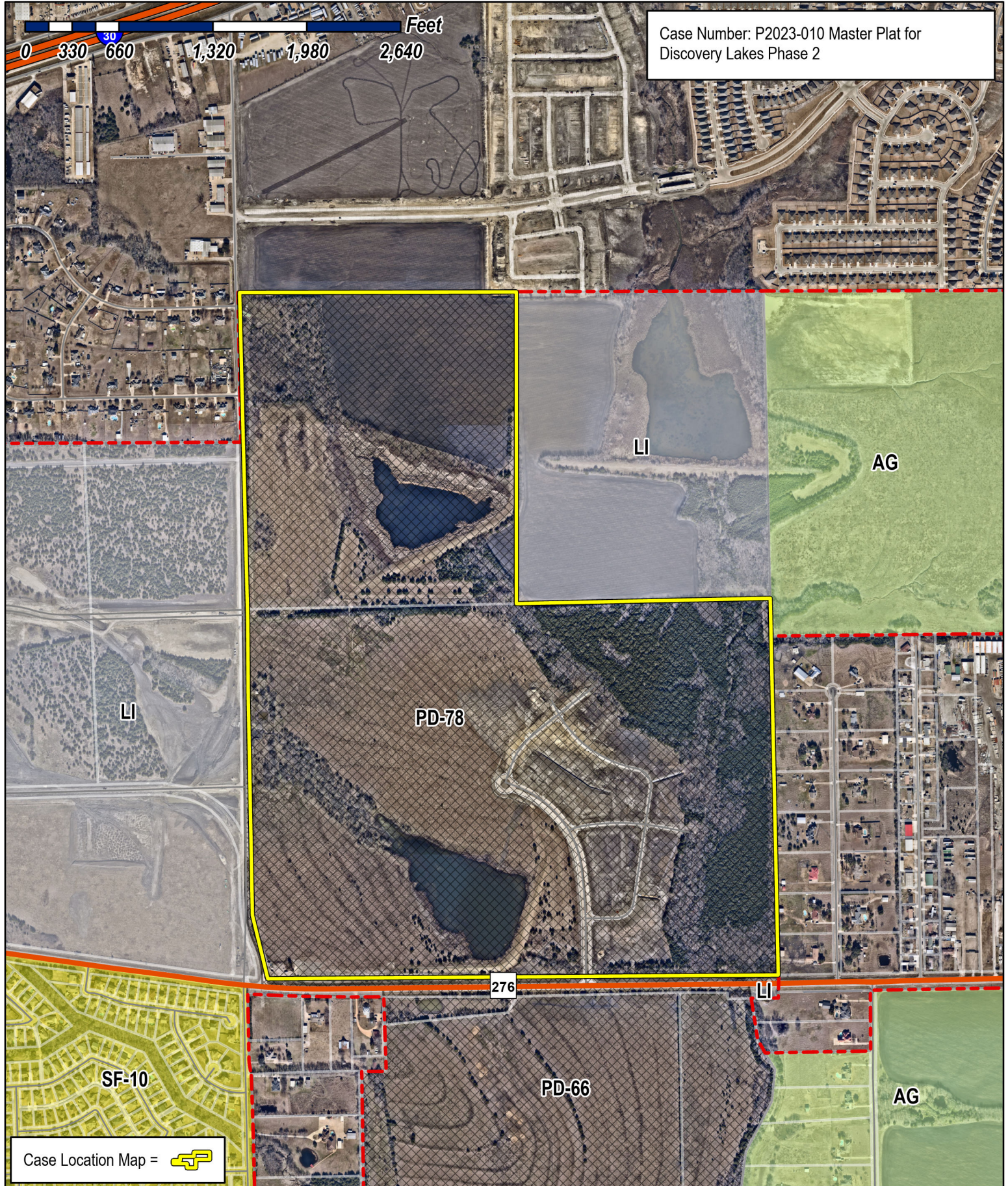
*Alberto Dal Cin*  
*Alyson Diblasi*


Notary Public in and for the State of Texas



My Commission Expires 03-21-2024

Case Number: P2023-010 Master Plat for  
Discovery Lakes Phase 2



Case Location Map = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(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.



**UNANIMOUS CONSENT OF  
MAJORITY IN INTEREST OF THE CLASS A AND CLASS B MEMBERS  
OF DISCOVERY LAKES, LLC**

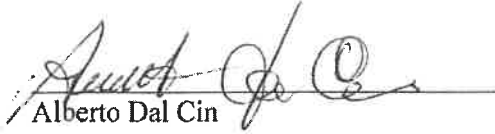
The undersigned being all of the Majority in Interest of the Class A and Class B Members of Discovery Lakes, LLC, (the "Company"), hereby adopt the following resolution, which resolution shall have the force and effect as if adopted at a duly called meeting of the Members of the Company.

RESOLVED that the Majority in Interest of the Class A and Class B Members hereby appoint and elect Alberto Dal Cin as the Manager of the Company.

Executed as of this 13<sup>th</sup> day of March 2023.

[Signature Page Follows]

CLASS A MEMBER – 100%

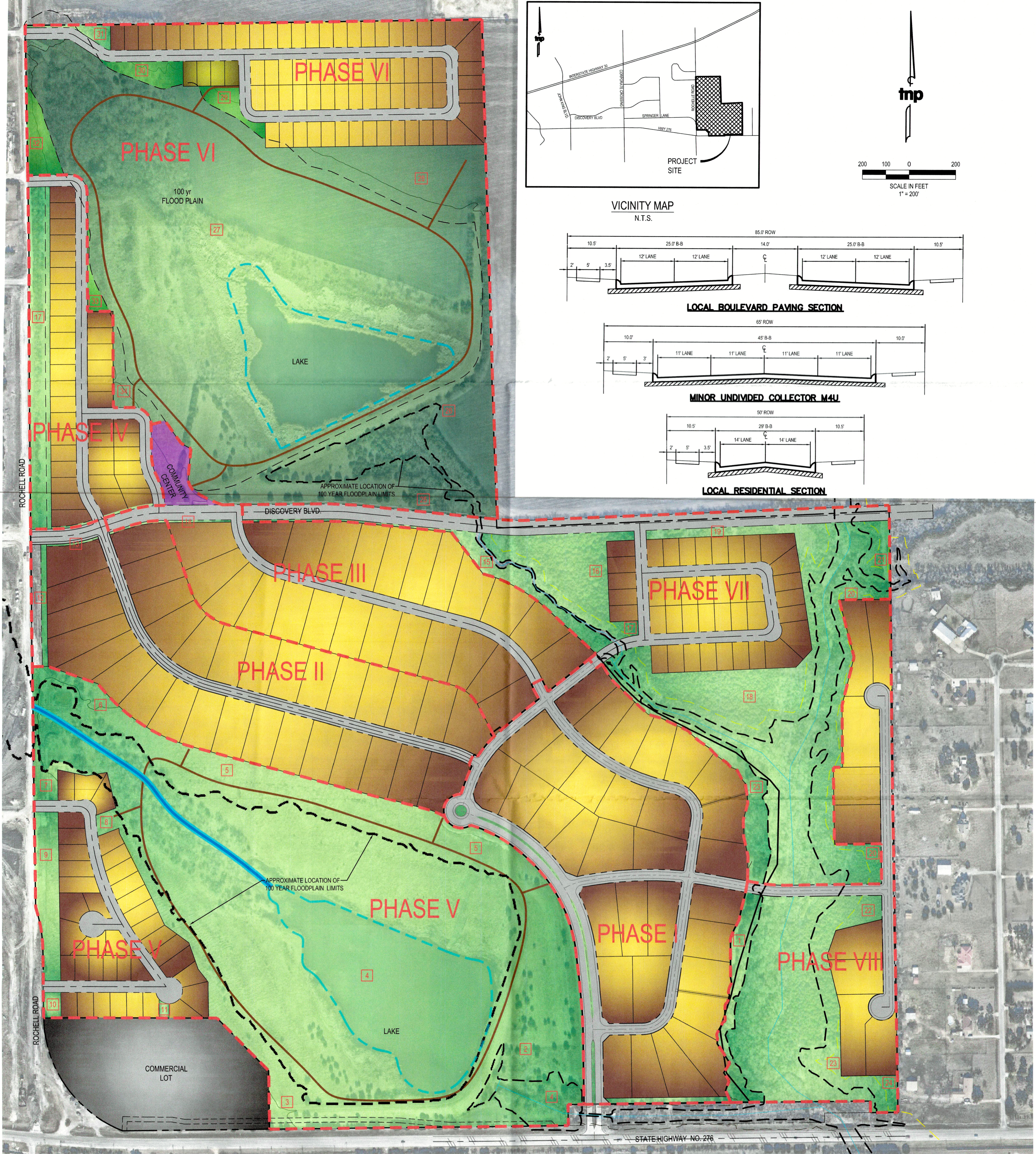
  
Alberto Dal Cin

MAJORITY IN INTEREST OF CLASS B MEMBERS

DFG, LP – 64.5%  
a Texas limited partnership

By: Wellington Retail, Inc.  
Its General Partner

By:   
Alyson S. DiBlasi, President



COMPLIANCE WITH PD ORDINANCE 20-27		
	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	289 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 16,619 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: 96 LOTS TYPE B: 170/289 = 59% OF TOTAL LOTS TYPE C: 23/289 = 8% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	0.94 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	119.5/307.18 = 38.9%

- NOTES:
- 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.
  - 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 BRUSHY 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.
  - 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.
  - 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.
  - BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PROVIDED AS NEEDED TO SATISFY FIRE PROTECTION REQUIREMENTS.
  - 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.
  - PROPERTY IS ZONED AS PLANNED DEVELOPMENT DISTRICT 78 (PD-78) ORDINANCE NUMBER 20-27.

CAPITAL IMPROVEMENTS TABLE			
PHASE #	AREA (AC.)	CAPITAL IMPROVEMENTS TYPE	
		WATER	SEWER
1	33.63	16" FROM ROCHELLE RD. TO EASTERN LIMIT OF PH. 1	
2	27.47	12" ALONG DISCOVERY BLVD	
3	22.59	12" ALONG DISCOVERY BLVD	
4	12.77	12" ALONG ROCHELLE RD ALONG PH. 4 FRONTAGE	10" AND 18" SS LINE TO PROPOSED LIFT STATION PER MASTER PLAN
5	70.8		
6	82.18	12" ALONG ROCHELLE RD ALONG PH. 6 FRONTAGE	10" SS TRUNK LINE
7	36.71	12" ALONG DISCOVERY BLVD	10" SS TRUNK LINE
8	21.03	16" ALONG SH 276 TO EASTERN LIMIT OF PH. 8	18" SS TRUNK LINE TO SH 276

PROPOSED PHASING TABLE						
PHASE #	AREA (AC.)	PROPOSED LOT TYPES			COMMUNITY CENTER	TOTAL UNITS
		TYPE A MIN. 0.75 AC.	TYPE B MIN. 7,700 S.F.	TYPE C MIN. 6,600 S.F.		
1	33.63	32				32
2	27.47	31				31
3	22.59	24			1	24
4	12.77		27	12		39
5	70.8		27	11		38
6	82.18		76			76
7	36.71		40			40
8	21.03	9				9
TOTAL	307.18	96	170	23		289

**LEGEND**

- 1 OPEN SPACE NUMBER
- TYPE A LOT - MIN. 80' X 200' (96 LOTS)
- TYPE B LOT - MIN. 70' X 110' (170 LOTS)
- TYPE C LOT - MIN. 60' X 110' (23 LOTS)
- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER
- COMMUNITY CENTER
- WALKING TRAIL

**MASTER PLAT**  
289 Residential Lots

*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

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



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

PROJECT INFORMATION  
Project No.: SBD22499  
Date: April 14, 2023  
Drawn By: GS9  
Scale: 1"=200'

DRAINAGE AREA CALCULATIONS						
Drainage Area No	Time of Conc. (min.)	Intensity I <sub>100</sub> (in/hr)	Runoff Coefficient C	Area (ac.)	Q <sub>100</sub> (cfs)	Remarks
1	10	9.80	0.50	0.45	2.21	FLOWS TO STORM INLET
2	10	9.80	0.50	1.67	8.17	FLOWS TO STORM INLET
3	10	9.80	0.50	1.66	8.14	FLOWS TO STORM INLET
4	10	9.80	0.50	2.45	12.01	FLOWS TO STORM INLET
5	10	9.80	0.50	1.02	5.01	FLOWS TO STORM INLET
6	10	9.80	0.50	2.59	12.67	FLOWS TO STORM INLET
7	10	9.80	0.50	2.08	10.21	FLOWS TO STORM INLET
8	10	9.80	0.50	3.23	15.83	FLOWS TO STORM INLET
9	10	9.80	0.50	2.67	13.08	FLOWS TO STORM INLET
10	10	9.80	0.50	1.27	6.23	FLOWS TO STORM INLET
11	10	9.80	0.50	3.18	1.18	FLOWS TO STORM INLET
12	10	9.80	0.50	5.99	29.36	FLOWS TO CREEK
13	10	9.80	0.50	6.14	30.10	FLOWS TO CREEK
14	10	9.80	0.50	0.80	3.92	FLOWS TO STORM INLET
15	10	9.80	0.50	0.78	3.82	FLOWS TO STORM INLET
16	10	9.80	0.50	0.24	1.18	FLOWS TO STORM INLET
17	10	9.80	0.50	2.58	12.64	FLOWS TO STORM INLET
18	10	9.80	0.50	0.25	1.23	FLOWS TO STORM INLET
19	10	9.80	0.50	2.25	11.03	FLOWS TO STORM INLET
20	10	9.80	0.50	0.36	1.76	FLOWS TO STORM INLET
21	10	9.80	0.50	2.38	11.66	FLOWS TO STORM INLET
22	10	9.80	0.50	5.71	27.98	FLOWS TO CREEK
23	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
24	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
25	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
26	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
27	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
28	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
29	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
30	10	9.80	0.50	2.11	10.34	FLOWS TO STORM INLET
31	10	9.80	0.50	0.23	1.13	FLOWS TO STORM INLET
32	10	9.80	0.50	2.12	10.39	FLOWS TO STORM INLET
33	10	9.80	0.50	2.28	11.17	FLOWS TO STORM INLET
34	20	8.30	0.35	14.24	41.37	FLOWS TO CREEK
35	10	9.80	0.50	4.84	23.72	FLOWS TO CREEK
36	10	9.80	0.50	0.76	3.72	FLOWS TO STORM INLET
38	10	9.80	0.50	2.35	11.52	FLOWS TO CREEK
39	10	9.80	0.50	2.10	10.29	FLOWS TO CREEK
40	10	9.80	0.50	2.41	11.81	FLOWS TO STORM INLET
41	10	9.80	0.50	2.22	10.88	FLOWS TO STORM INLET
42	10	9.80	0.50	0.45	2.21	FLOWS TO STORM INLET
43	10	9.80	0.50	0.76	3.72	FLOWS TO CREEK
44	20	8.30	0.35	4.76	13.83	FLOWS TO CREEK
45	10	9.80	0.50	3.59	17.59	FLOWS TO CREEK
46	10	9.80	0.50	0.88	4.31	FLOWS TO STORM INLET
47	10	9.80	0.50	1.73	8.48	FLOWS TO STORM INLET
48	10	9.80	0.50	2.05	10.05	FLOWS TO STORM INLET
49	10	9.80	0.50	1.48	7.25	FLOWS TO STORM INLET
50	10	9.80	0.50	1.03	5.05	FLOWS TO STORM INLET
51	10	9.80	0.50	1.84	9.02	FLOWS TO STORM INLET
52	10	9.80	0.50	1.90	9.31	FLOWS TO STORM INLET
53	10	9.80	0.50	2.49	12.20	FLOWS TO STORM INLET
54	10	9.80	0.50	2.49	12.15	FLOWS TO STORM INLET
55	10	9.80	0.50	2.50	12.25	FLOWS TO STORM INLET
56	10	9.80	0.50	1.71	8.38	FLOWS TO STORM INLET
57	10	9.80	0.50	0.93	4.56	FLOWS TO STORM INLET
58	10	9.80	0.50	1.56	7.64	FLOWS TO STORM INLET
59	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
60	10	9.80	0.50	2.47	12.10	FLOWS TO STORM INLET
61	10	9.80	0.50	2.54	12.45	FLOWS TO STORM INLET
62	10	9.80	0.50	2.62	12.84	FLOWS TO STORM INLET
63	10	9.80	0.50	0.60	2.94	FLOWS TO STORM INLET
64	10	9.80	0.50	0.24	1.18	FLOWS TO STORM INLET
65	10	9.80	0.50	3.18	15.58	FLOWS TO CREEK
66	10	9.80	0.50	9.43	46.21	FLOWS TO CREEK
67	10	9.80	0.50	0.33	1.62	FLOWS TO STORM INLET
68	10	9.80	0.50	1.29	6.32	FLOWS TO STORM INLET
69	10	9.80	0.50	1.31	6.42	FLOWS TO STORM INLET
70	10	9.80	0.50	2.16	10.58	FLOWS TO LANDSCAPE AREA
71	10	9.80	0.50	3.28	16.07	FLOWS TO STORM INLET
72	10	9.80	0.50	0.98	4.80	FLOWS TO STORM INLET
73	10	9.80	0.50	0.77	3.77	FLOWS TO STORM INLET
74	10	9.80	0.50	1.44	7.06	FLOWS TO STORM INLET
75	10	9.80	0.50	1.27	6.22	FLOWS TO STORM INLET
76	10	9.80	0.50	1.54	7.55	FLOWS TO STORM INLET
77	10	9.80	0.50	0.96	4.70	FLOWS TO LANDSCAPE AREA
78	20	8.30	0.35	67.17	195.13	FLOWS TO CREEK
79	20	8.30	0.35	60.81	176.65	FLOWS TO CREEK
80	10	9.80	0.50	2.10	10.29	FLOWS TO STORM INLET
81	10	9.80	0.50	1.38	6.76	FLOWS TO STORM INLET
82	10	9.80	0.50	2.10	10.29	FLOWS TO CREEK
83	10	9.80	0.50	2.98	14.60	FLOWS TO STORM INLET
84	10	9.80	0.50	0.93	4.56	FLOWS TO STORM INLET
85	10	9.80	0.50	0.58	2.84	FLOWS TO CREEK
86	10	9.80	0.50	1.49	7.30	FLOWS TO CREEK
87	10	9.80	0.50	2.12	10.39	FLOWS TO STORM INLET
88	10	9.80	0.50	0.68	3.33	FLOWS TO STORM INLET
89	10	9.80	0.50	0.42	2.06	FLOWS TO CREEK
90	10	9.80	0.50	0.94	4.61	FLOWS TO CREEK
91	10	9.80	0.50	0.80	3.92	FLOWS TO STORM INLET
92	10	9.80	0.50	1.91	9.36	FLOWS TO STORM INLET
93	10	9.80	0.50	1.58	7.74	FLOWS TO STORM INLET
94	10	9.80	0.50	1.64	8.04	FLOWS TO STORM INLET
95	10	9.80	0.50	1.99	9.75	FLOWS TO STORM INLET
96	10	9.80	0.50	1.99	9.75	FLOWS TO STORM INLET
97	10	9.80	0.50	1.73	8.48	FLOWS TO CREEK
98	20	9.80	0.50	6.96	34.10	FLOWS TO CREEK
TOTAL					1291.47	

Master Drainage Plan  
289 Residential Lots

*Discovery Lakes*

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

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



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TBPE Registration No. F-230  
www.tnpsc.com

PROJECT INFORMATION  
Project No.: SBD22499  
Date: April 14, 2023  
Drawn By: CAS  
Scale: 1"=200'  
SHEET 3 of 3

Drawing: T:\Projects\SBD22499\03\CAD\PRELIMINARY DESIGN\SBD22499-MASTER DRAINAGE.dwg at Apr 14, 2023 10:38am by gswaner