



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2023-011

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 (200+27.46*15=\$611.90)
- 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	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	cslown@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:

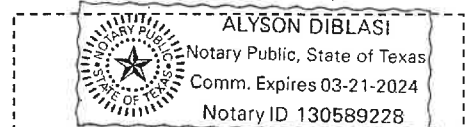
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$5,319.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of April, 20 23. By signing this 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 13th 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: P2023-011 Preliminary 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 13th day of March 2023.

[Signature Page Follows]

CLASS A MEMBER – 100%

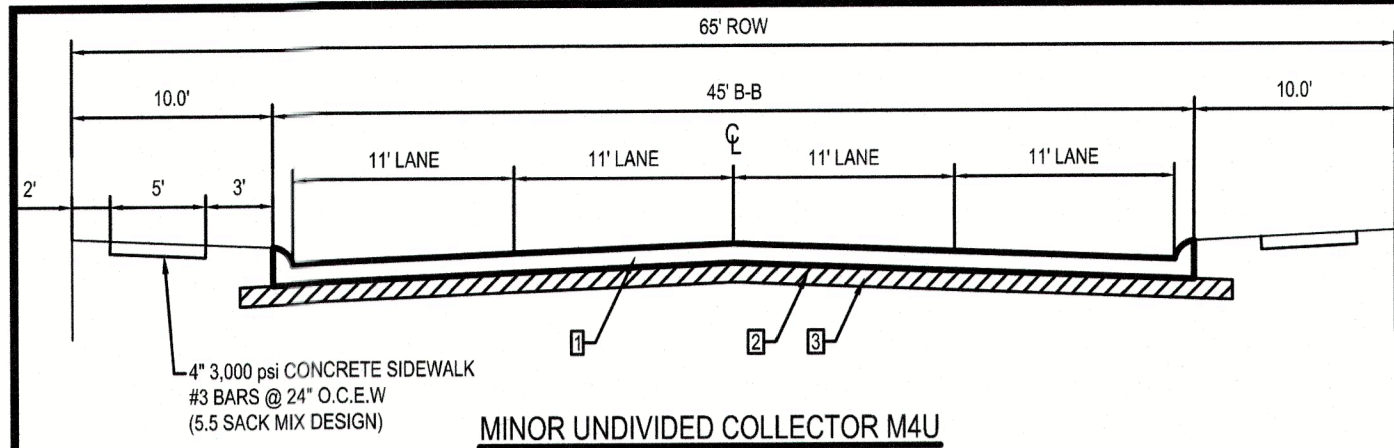

Alberto Dal Cin

MAJORITY IN INTEREST OF CLASS B MEMBERS

DFG, LP – 64.5%
a Texas limited partnership

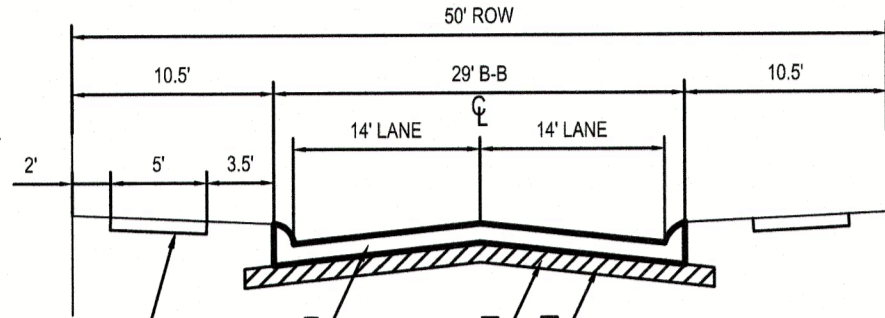
By: Wellington Retail, Inc.
Its General Partner

By: 
Alyson S. DiBlasi, President



MINOR UNDIVIDED COLLECTOR M4U

NOTES:
1. ALL CONSTRUCTION JOINTS & REBAR TO BE IN CONFORMANCE WITH THE CITY OF ROCKWALL SPECIFICATIONS AND STANDARDS.



LOCAL RESIDENTIAL SECTION

- 8\"/>

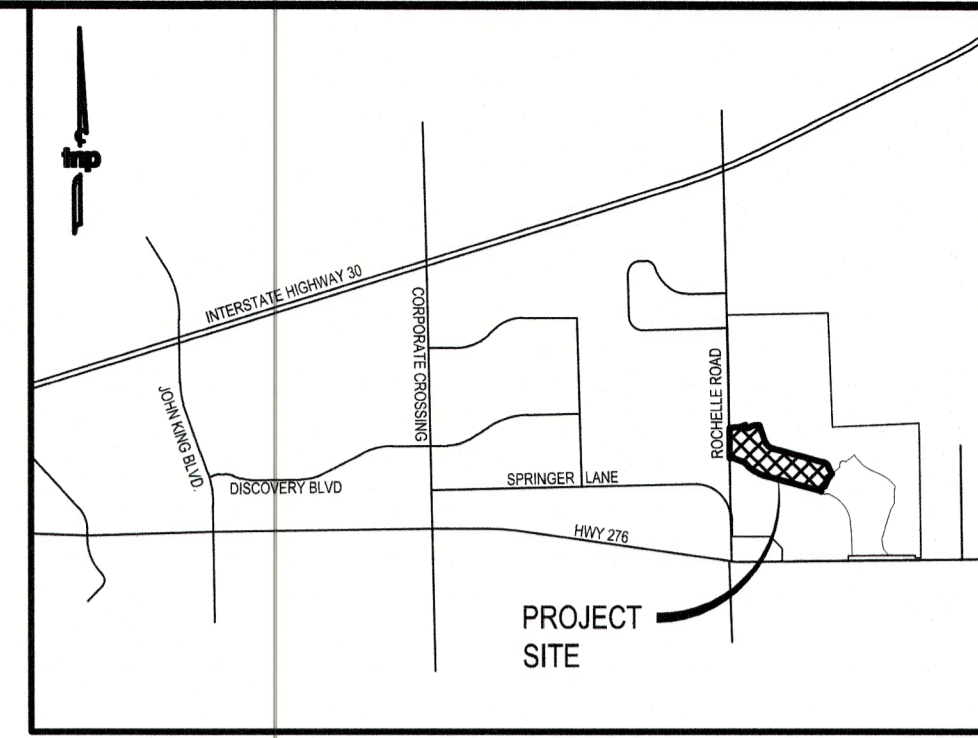
- 6\"/>

LINE #	BEARING	LENGTH
L1	N00°49'56\"/>	
L2	N88°23'46\"/>	
L3	N70°58'31\"/>	
L4	S19°01'28\"/>	
L5	N70°58'31\"/>	
L6	N89°18'10\"/>	
L7	S28°12'12\"/>	
L8	S28°21'37\"/>	
L9	S18°53'58\"/>	
L10	N70°42'27\"/>	
L11	S89°11'04\"/>	

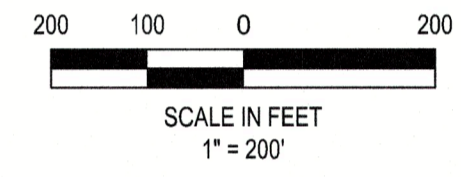
LINE #	LENGTH	BEARING
L1	116.04'	S88°23'40\"/>
L2	77.54'	S70°58'31\"/>

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	467.50'	17°25'09\"/>			
C2	467.50'	18°19'38\"/>			
C3	225.00'	55°57'07\"/>			
C4	175.00'	48°28'11\"/>			
C5	508.14'	12°50'29\"/>			
C6	550.00'	1°42'58\"/>			
C7	500.00'	1°14'50\"/>			
C8	525.00'	8°24'09\"/>			
C9	75.00'	109°47'34\"/>			
C10	250.00'	17°18'14\"/>			
C11	775.00'	37°14'03\"/>			

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C9	75.00'	109°47'34\"/>			
C10	250.00'	17°18'14\"/>			
C11	775.00'	37°14'03\"/>			



VICINITY MAP
N.T.S.



- LEGEND**
- NTS - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - INST. - INSTRUMENT
 - CAB. - CABINET
 - VOL. - VOLUME
 - NO. - NUMBER
 - PG. - PAGE
 - SF - SQUARE FEET
 - AC - ACRES
 - B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - W.E. - WATER EASEMENT
 - U.E. - UTILITY EASEMENT
 - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
 - P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY TEXAS

NOTE: PER PD-78 ALL TYPE A LOTS W/MIN 32,670 SF (0.75 AC.) SHALL HAVE TEMPORARY OSSF THAT CONFORM TO TCEQ STANDARDS. SANITARY SEWER MAINS, LATERALS AND LOT SERVICES WILL BE PROVIDED DURING CONSTRUCTION OF PHASE 1 AS SHOWN. ALL LOTS WILL DISCONNECT FROM OSSF AND CONNECT TO LOT SERVICES WHEN FUTURE OFFSITE SANITARY SEWER IS MADE AVAILABLE.



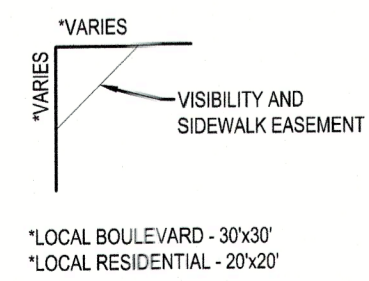
PRELIMINARY PLAT

Discovery Lakes Phase 2

31 RESIDENTIAL LOTS
1,196,367 SQUARE FEET
27.465 ACRES GROSS
ZONED PD-78

BEING A PORTION OF A 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

	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%



TYPICAL VISIBILITY AND SIDEWALK EASEMENT

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

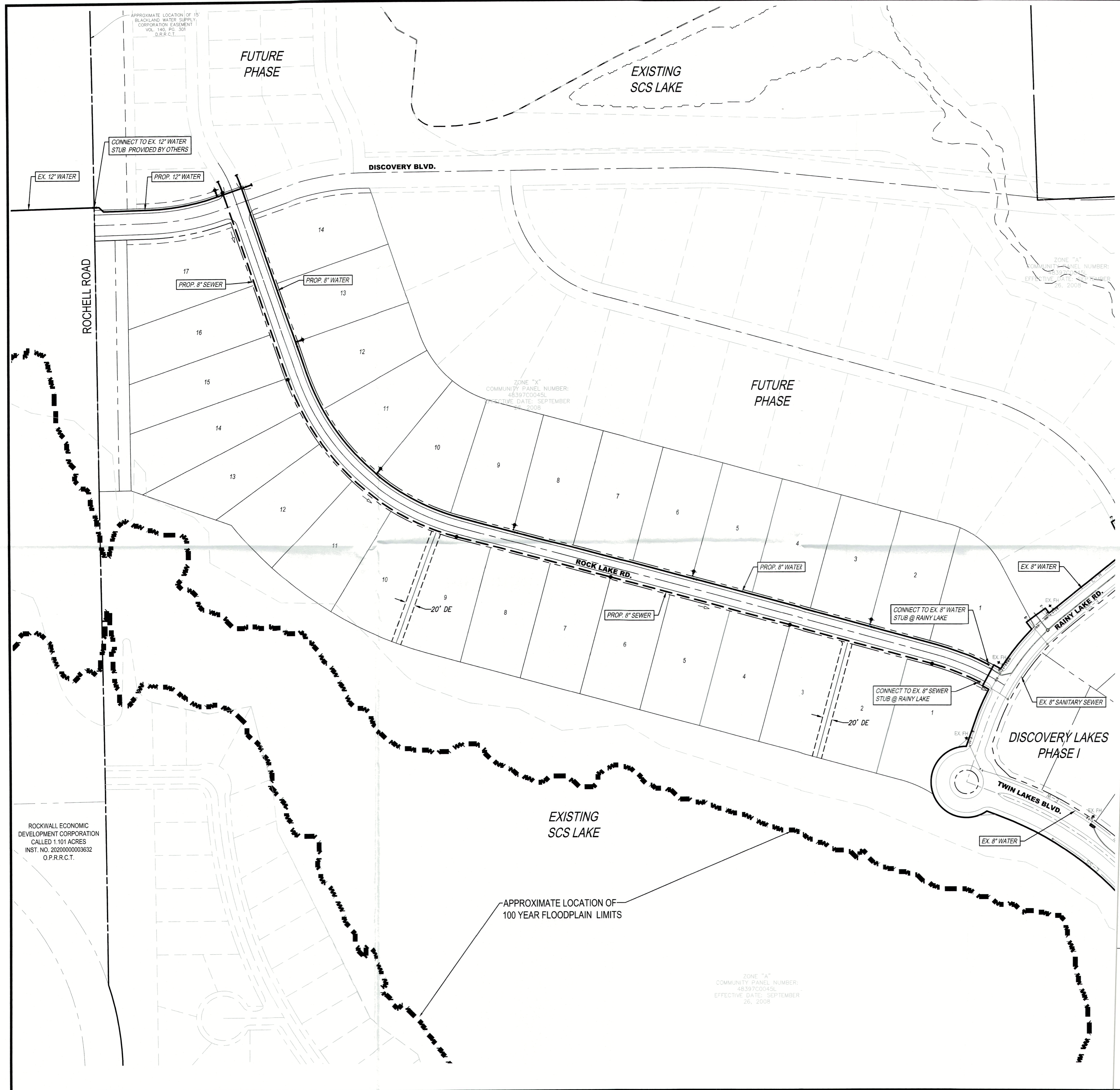
PROJECT INFORMATION
Project No.: SBD22499
Date: April 14, 2023
Drawn By: GS9
Scale: 1\"/>

ENGINEER
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpsc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

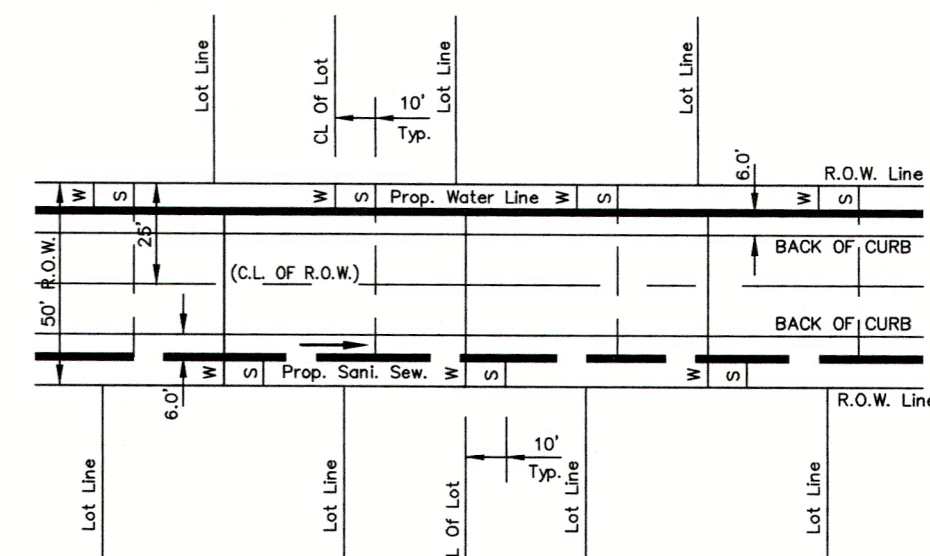
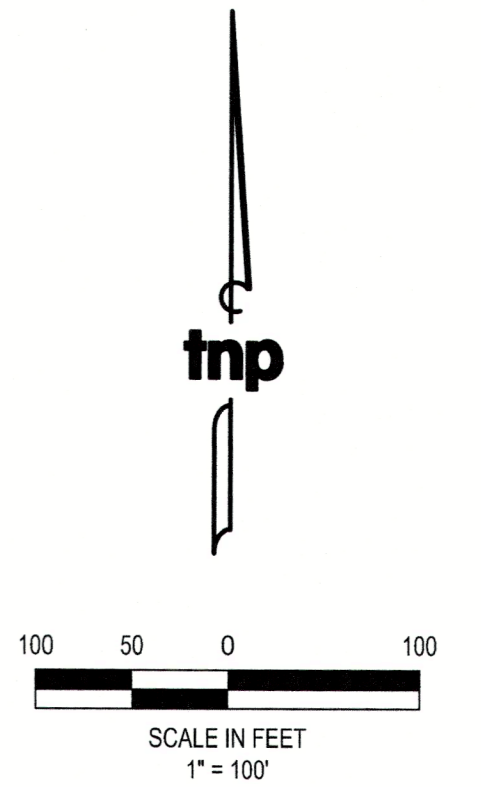


CASE NO. _____

Drawing: T:\Projects\SBD22499\Eng-C3D\PRELIMINARY DESIGN\SBD22499-PRE-PLAT.dwg at Apr 14, 2023-10:38am by gshaner



NOTE: PER PD-78 ALL TYPE A LOTS W/ MIN 32,670 SF (0.75 AC.) SHALL HAVE TEMPORARY OSSF THAT CONFORM TO TCEQ STANDARDS. SANITARY SEWER MAINS, LATERALS AND LOT SERVICES WILL BE PROVIDED DURING CONSTRUCTION OF PHASE 1 AS SHOWN. ALL LOTS WILL DISCONNECT FROM OSSF AND CONNECT TO LOT SERVICES WHEN FUTURE OFFSITE SANITARY SEWER IS MADE AVAILABLE.



TYPICAL WATER & SEWER DETAIL
N.T.S.

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION CALLED 1.101 ACRES INST. NO. 2020000003632 O.P.R.R.C.T.

APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN LIMITS

ZONE "A" COMMUNITY PANEL NUMBER: 4839700048 EFFECTIVE DATE: SEPTEMBER 26, 2008

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

Preliminary Water & Sewer Plan
31 Residential Lots
Discovery Lakes Phase 2

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

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: TNP
Scale: 1"=100'

SHEET 1 of 1

CASE NO. P

