



# 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) <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: 1303 S. Alamo Rd Rockwall, TX 75087  
 SUBDIVISION: Walker Addition LOT 4R1 BLOCK A  
 GENERAL LOCATION: 1303 S. Alamo Rd Rockwall, TX 75087

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

CURRENT ZONING: \_\_\_\_\_ CURRENT USE: \_\_\_\_\_  
 PROPOSED ZONING: \_\_\_\_\_ PROPOSED USE: \_\_\_\_\_  
 ACREAGE: 1.14 LOTS [CURRENT]: \_\_\_\_\_ LOTS [PROPOSED]: \_\_\_\_\_

**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]

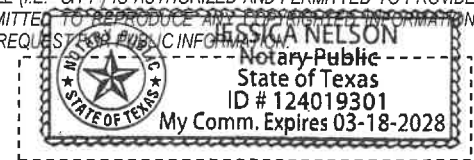
<input checked="" type="checkbox"/> OWNER	Kenton T. Allard	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Kenton T. Allard	CONTACT PERSON	
ADDRESS	1303 S. Alamo Rd	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	949-491-6030	PHONE	
E-MAIL	Tom.allard79@yahoo.com	E-MAIL	

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kenton Allard [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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 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 AND DISSEMINATE 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 16 DAY OF May, 2024  
OWNER'S SIGNATURE: [Signature]



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]

MY COMMISSION EXPIRES 3-18-28



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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CITY ENGINEER: \_\_\_\_\_

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<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.

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1301 S. Alamo Rd. Rockwall TX 75087

SUBDIVISION Walker Addition LOT 5 BLOCK A

GENERAL LOCATION 1301 S. Alamo Rd Rockwall TX 75087

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

CURRENT ZONING \_\_\_\_\_ CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input checked="" type="checkbox"/> OWNER	<u>Christopher P. Reilly</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Christopher P. Reilly</u>	CONTACT PERSON	_____
ADDRESS	<u>1301 S. Alamo Rd</u>	ADDRESS	_____
	<u>Rockwall TX 75087</u>		_____
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	_____
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	_____

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Christopher P. Reilly [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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 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 COPY/VERSION OF INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

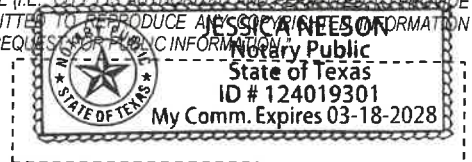
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF May, 2024.

OWNER'S SIGNATURE

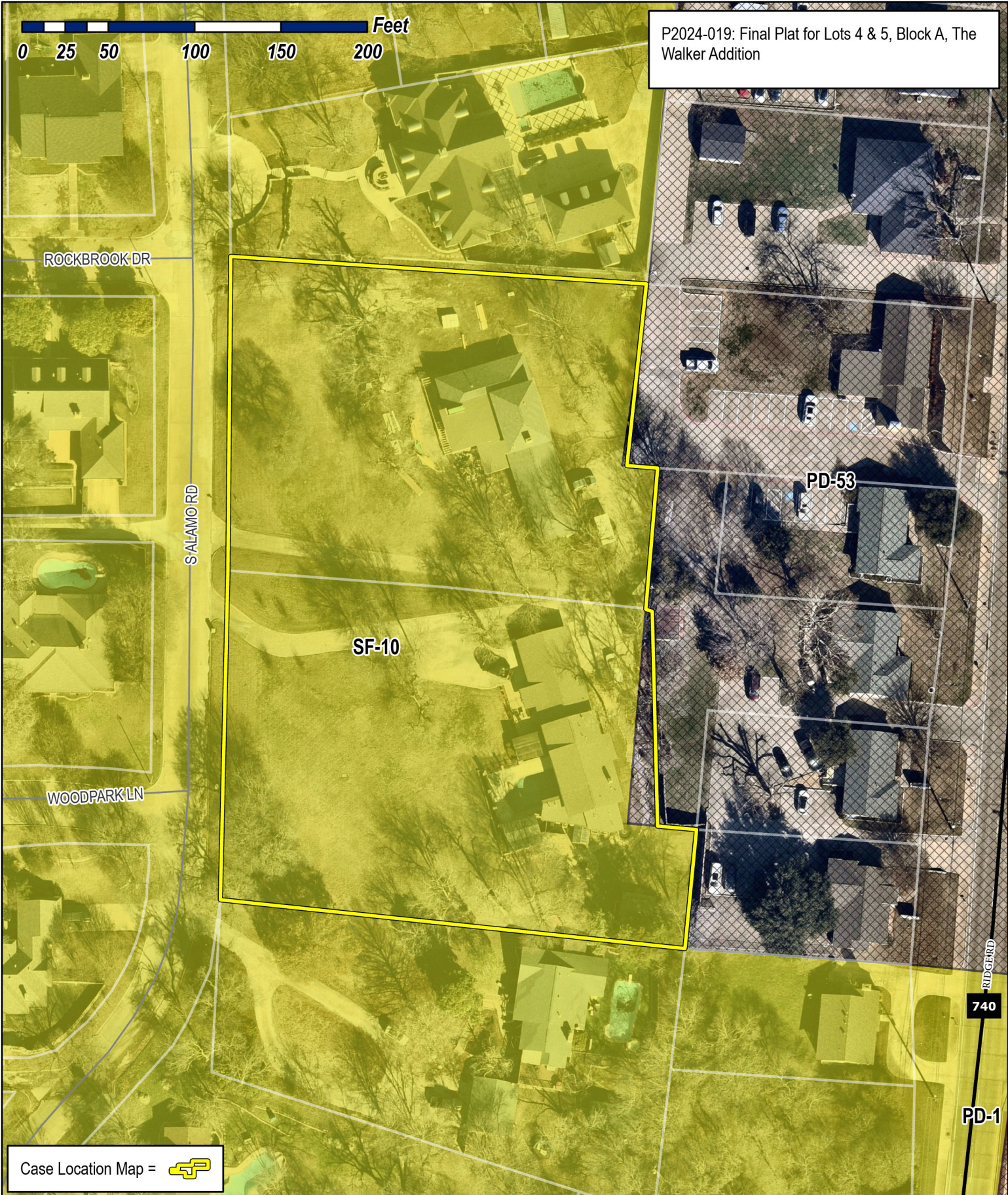
Christopher P. Reilly

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Wilson



MY COMMISSION EXPIRES 3-18-28



P2024-019: Final Plat for Lots 4 & 5, Block A, The Walker Addition

0 25 50 100 150 200 Feet

ROCKBROOK DR

S ALAMO RD

WOODPARK LN


SF-10

PD-53

RIDGE RD

740

PD-1

Case Location Map = 

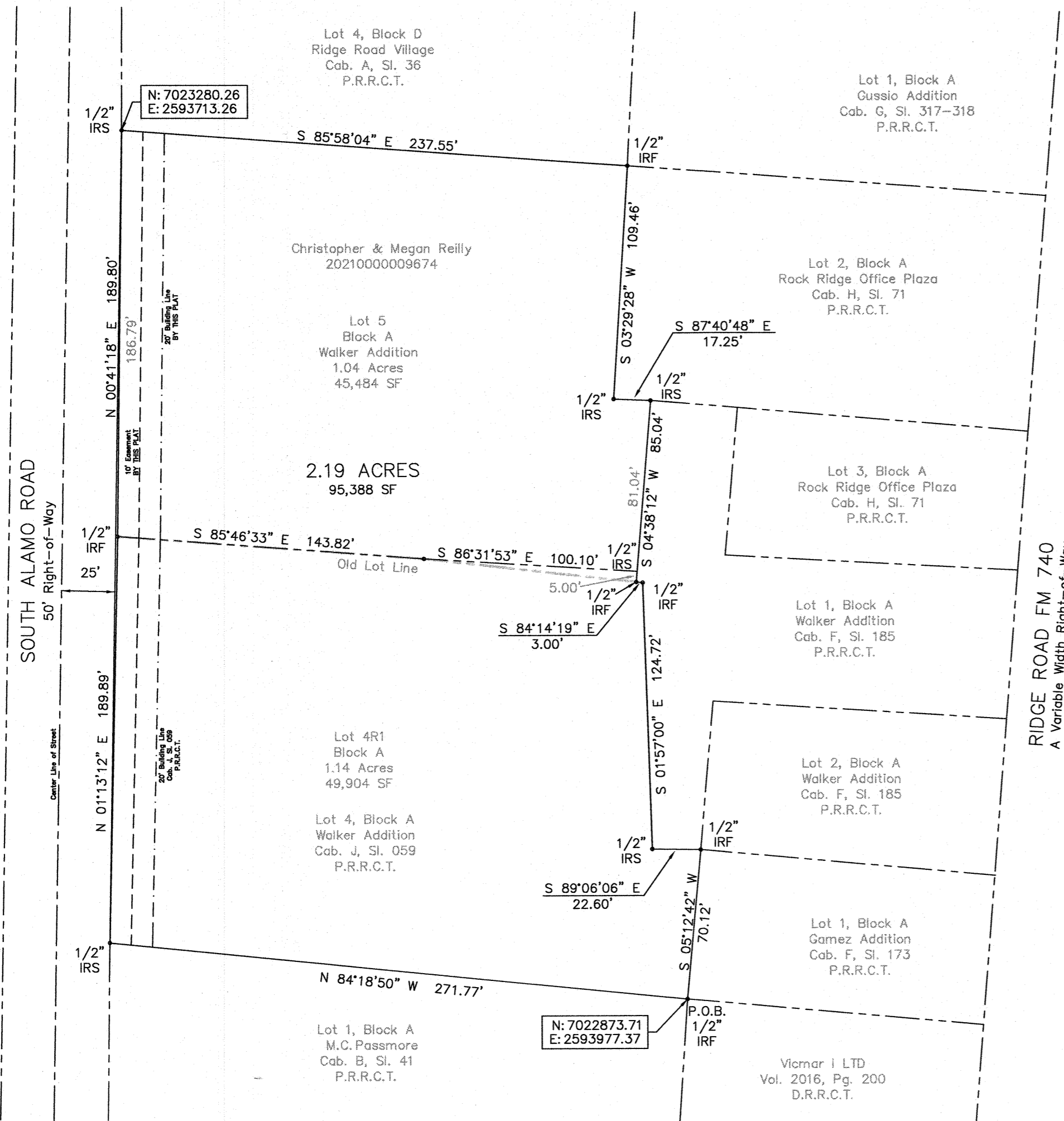


# City of Rockwall

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.





NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
STATE OF TEXAS  
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as the FINAL PLAT OF WALKER ADDITION LOTS 4R1 & 5 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. We further certify that all other parties who have a mortgage or lien interest in the WALKER ADDITION subdivision 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. 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;
- Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;
- Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment any existing right of way to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

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.

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, my (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.

OWNER'S CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF ROCKWALL §

BEING a 2.19 acre tract of land situated in the BIT LEWIS SURVEY, ABSTRACT NO. 255 in the City of Rockwall, Rockwall County, Texas and being all of LOT 4R1 of the WALKER ADDITION as recorded in Volume 20210000009 Page 267 Deed Records, Rockwall County, Texas and LOT 5 BLOCK A as recorded in Document Number 2014-000000175 Official Public Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Lot 4R1 and being the South East corner of a tract of land to Vicmar LTD as recorded in Volume 2016, Pg. 200, D.R.R.C.T.;

THENCE NORTH 84°18'50" WEST a distance of 271.77 feet to a 1/2 inch iron rod set for corner and being the north line of Lot 1, Block A of M.C. Passmore tract as recorded in Cab. B, Slide 41, P.R.R.C.T. and being located in the east line of South Alamo Road a 50' Right-of-Way;

THENCE along the east line of said South Alamo Road NORTH 01°13'12" EAST a distance of 189.89 feet to a 1/2 inch iron rod set for corner;

THENCE NORTH 00°41'18" EAST a distance of 189.80 feet to a 1/2 inch iron rod set for corner and being located in the south line of Lot 4, Block D of Ridge Road Village as recorded in Cabinet A, Slide 36, P.R.R.C.T.

THENCE departing the east line of said South Alamo Road, SOUTH 85°58'04" EAST a distance of 237.55 feet to a 1/2 inch iron rod found for corner and being the southwest corner of Lot 1, Block A of Gussio Addition as recorded in Cabinet G, Slide 317-318, P.R.R.C.T. and being the northwest line of said Gussio Addition SOUTH 03°29'28" WEST a distance of 109.46 feet to a 1/2 inch iron rod set for corner;

THENCE SOUTH 87°40'48" EAST a distance of 17.25 feet to a 1/2 inch iron rod set for corner and being the northwest corner of Lot 1, Block A of Walker Addition according to the plat recorded in Cabinet F, Slide 185, P.R.R.C.T.

THENCE departing the south line of said Lot 2, Block A of Ridge Office Plaza according to the plat recorded in Cabinet H, Slide 71, P.R.R.C.T., SOUTH 04°38'12" WEST a distance of 85.04 feet to a 1/2 inch iron rod found for corner and being located in the west line of said Lot 1, Block A of Walker Addition;

THENCE SOUTH 84°14'19" EAST a distance of 3.00 feet to a 1/2 inch iron rod found for corner;

THENCE continuing along the west line of said Lot 1, Block A of Walker Addition; SOUTH 01°57'00" EAST a distance of 124.72 feet to a 1/2 inch iron rod set for corner;

THENCE along the south line of said Lot 1, Block A Walker Addition; SOUTH 89°06'06" EAST a distance of 22.60 feet to a 1/2 inch iron rod found for corner and being the southeast corner of Lot 2, Block A of said Walker Addition according to the plat recorded in Cabinet F, Slide 185, P.R.R.C.T. and being the northeast corner of Lot 1, Block A of Gamez Addition according to the plat recorded in Cabinet F, Slide 173, P.R.R.C.T.

THENCE SOUTH 05°12'42" WEST a distance of 70.12 feet to the POINT OF BEGINNING;

CONTAINING 2.19 ACRES.

By: KENTON ALLARD AND JENNIFER MARIE ALLARD  
KENTON ALLARD  
JENNIFER MARIE ALLARD

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KENTON ALLARD & JENNIFER MARIE ALLARD, known to me to be the persons 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 \_\_\_\_\_, 2024

Notary Public in and for the State of Texas

CHRISTOPHER QUIE MCMASTER

By: \_\_\_\_\_

AND BROOKE E MCMASTER

By: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHRISTOPHER QUIE MCMASTER & BROOKE E MCMASTER, known to me to be the persons 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 \_\_\_\_\_, 2024

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Donald S. Holder, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

Donald S. Holder  
Registered Professional Land Surveyor No. 5266  
sholder@eyncon.com  
Eyncon Engineering & Surveying  
PO Box 1025  
Greenville, Texas 75403

Case No.: \_\_\_\_\_

**FINAL PLAT  
LOTS 4R1 & 5, BLOCK A, OF THE WALKER  
ADDITION  
Being 2 Lots  
Containing a total of 2.19 Acres  
Situated in the B.J.T. LEWIS SURVEY, Abstract  
No. 255 City of Rockwall, Rockwall County,  
Texas**

Owners:  
Tom Allard & Jennifer Marie Allard  
1303 S. Alamo Rd.  
Rockwall, TX. US 75087

Christopher Que McMaster and Brooke E. McMaster  
1301 S. Alamo Road  
Rockwall, Tx. US 75087

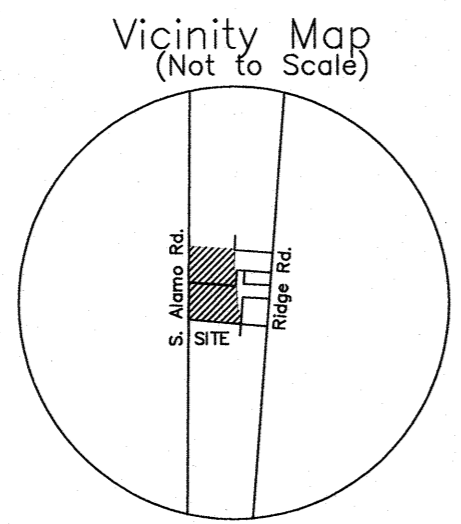
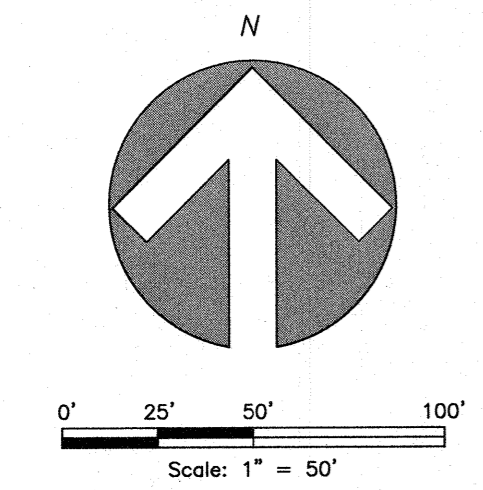
Scale: 1" = 50'	Checked By: DSH
Date: April 17, 2024	P.C.: Fitzgerald
Technician: Spradling	File: 20424058
Drawn By: Spradling	Job No. 20424058
	GF No.

P.O. BOX 1025 • GREENVILLE, TX 75403  
www.eyncon.com • (903) 450-9837

Sheet:  
1  
Of: 1

**Eyncon**  
ENGINEERING & SURVEYING

FIRM REG. CERT. #10022400



LEGEND

IRF Iron Rod Found  
IRS Iron Rod Set  
DRRCT Deed Records Rockwall County, Texas  
PRRCT Plat Records Rockwall County, Texas  
RPPRCT Real Property Records Rockwall County, Texas  
OPPRCT Official Public Records Rockwall County, 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 \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_