



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-049 P&Z DATE 12/30/19 CC DATE 01/20/20 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☒ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY -

PLANNING & ZONING CASE NO. 2019-049

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) ²
- ☒ Final Plat (\$300.00 + \$20.00 Acre) ²
- ☐ Replat (\$300.00 + \$20.00 Acre) ²
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre) ²
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre) ²
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre) ²
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) ²

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 **SWC Washington St and Alamo Rd(SH 205)**

Subdivision **B.F. Boydston Survey, Abstract #14**

Lot **1**

Block **AB**

General Location **Downtown-Washington/Alamo**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **DT**

Current Use **Vacant - Rockwall PD parking**

Proposed Zoning **DT**

Proposed Use **Multi family development**

Acreage **3.224**

Lots [Current] **Multiple**

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 **Rockwall, Myrelli, Peoples Estate**

☒ Applicant **Rockwall Downtown Lofts, LTD.**

Contact Person

Contact Person **Tony Austin**

Address

Address **102 S. Goliad, Suite 205**

City, State & Zip

City, State & Zip **Rockwall, TX 75032**

Phone

Phone **214.507.9055**

E-Mail

E-Mail **tsaustin@tac-inc.net**

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Tony Austin [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 13th day of December, 2020. 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 December, 2020.

Owner's Signature

Notary Public in and for the State of Texas



DEVELOPMENT APPLICATION

*Rockwall Downtown Lofts, LTD.
Tony Austin, Pres of GP*



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PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision

Lot

Block

General Location

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

Contact Person

Contact Person

Address

Address

City, State & Zip

City, State & Zip

Phone

Phone

E-Mail

E-Mail

NOTARY VERIFICATION [REQUIRED]

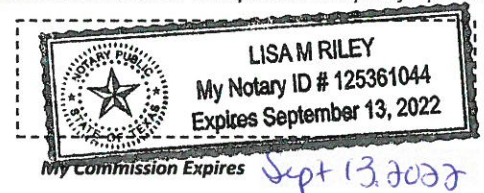
Before me, the undersigned authority, on this day personally appeared Doug Kaufmann [Owner] the undersigned, who stated the information on this application to be true and certified the following:

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PROPERTY INFORMATION [PLEASE PRINT]

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Subdivision

Lot

Block

General Location

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

Contact Person

Contact Person

Address

Address

City, State & Zip

City, State & Zip

Phone

Phone

E-Mail

E-Mail

NOTARY VERIFICATION [REQUIRED]

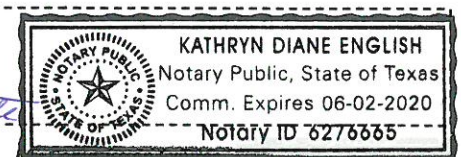
Before me, the undersigned authority, on this day personally appeared Lynda Peoples Morris [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 13th day of December, 2020. 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 December, 2020.

Owner's Signature

Notary Public in and for the State of Texas





DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

☐ PLAT TYPE.

- ☐ MINOR/AMENDING PLAT.
- ☐ MASTER PLAT.
- ☐ PRELIMINARY PLAT.
- ☒ FINAL PLAT.
- ☐ REPLAT.
- ☐ VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

☒ DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ☒ ONE (1) PDF COPY OF THE PLAT
- ☒ ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- ☐ TREESCAPE PLAN [IF APPLICABLE].
- ☐ LANDSCAPE PLAN [IF APPLICABLE].
- ☐ APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

☐ PLAN SET. A plan set is composed of the following items:

- ☐ SITE PLAN.
- ☐ LANDSCAPE PLAN.
- ☐ TREESCAPE PLAN.
- ☐ PHOTOMETRIC PLAN.
- ☐ BUILDING ELEVATIONS.

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- ☐ BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.
- ☐ VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- ☐ APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- ☐ LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ☐ ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- ☐ LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- ☐ APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.



RECEIPT

Project Number: P2019-049

Job Address: W WASHINGTON @ FIRST ST
ROCKWALL, TX 75087

Receipt Number: B87728

Printed: 12/20/2019 2:29 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$364.48

Total Fees Paid:

\$364.48

Date Paid: 12/20/2019 12:00:00AM

Paid By: TONY AUSTIN

Pay Method: CHECK 4254

Received By: AG



DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 12/13/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 12/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 12/19/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 12/30/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2019-049
Project Name: Lot 1, Block A, TAC Rockwall Addition
Project Type: PLAT
Applicant Name: TONY AUSTIN
Owner Name: Myrelli, Peoples Estate
Project Description:



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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Address SWC Washington St and Alamo Rd(SH 205)

Subdivision B.F. Boydston Survey, Abstract #14

Lot 1

Block AB

General Location Downtown-Washington/Alamo

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning DT

Current Use Vacant - Rockwall PD parking

Proposed Zoning DT

Proposed Use Multi family development

Acreage 3.224

Lots [Current] Multiple

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.

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☐ Owner Rockwall, Myrelli, Peoples Estate

☒ Applicant Rockwall Downtown Lofts, LTD.

Contact Person

Contact Person Tony Austin

Address

Address 102 S. Goliad, Suite 205

City, State & Zip

City, State & Zip Rockwall, TX 75032

Phone

Phone 214.507.9055

E-Mail

E-Mail tsaustin@tac-inc.net

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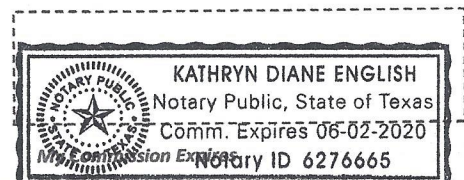
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CITY OF ROCKWALL, 385 S. GOLIAD STREET, ROCKWALL, TX 75087 • (P) (214) 771-7345 • (F) (214) 771-7377

Rockwall Downtown Lofts, LTD.
Tony Austin, Pres of GP



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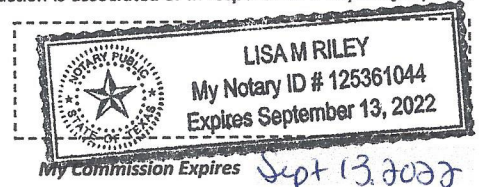
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- ☐ Variance Request (\$100.00)

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 _____

Subdivision _____

Lot _____

Block _____

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____

Current Use _____

Proposed Zoning _____

Proposed Use _____

Acreage _____

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]

☐ Owner

Contact Person

Address

City, State & Zip

Phone

E-Mail

☐ Applicant

Contact Person

Address

City, State & Zip

Phone

E-Mail

NOTARY VERIFICATION [REQUIRED]

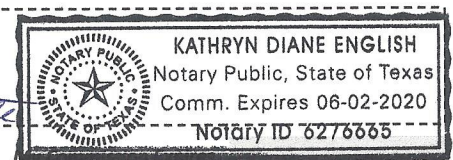
Before me, the undersigned authority, on this day personally appeared Lynda Peoples Morris [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 13th day of December, 2020. 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 December, 2020.

Owner's Signature

Notary Public in and for the State of Texas



0 20 40 80 120 160 Feet

P2019-049 - LOT 1, BLOCK A, TAC ROCKWALL ADDITION
LOCATION MAP = 

WASHINGTON

ALAMO

DT

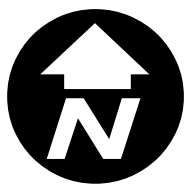
CEM



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.



SURVEY BOUNDARY CLOSURE REPORT

Polyline Report

Fri Dec 13 11:56:53 2019

Northing	Easting	Bearing	Distance
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6988126.31	2697317.89	S 89°23'01" W	500.74
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6988120.92	2696817.18	N 00°20'14" W	313.44
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6988434.35	2696815.33	N 54°55'29" E	38.45
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6988456.44	2696846.80	N 89°01'44" E	67.71
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6988457.59	2696914.50	S 87°27'16" E	102.01
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6988453.06	2697016.42	N 89°38'14" E	213.27
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6988454.41	2697229.68	S 45°11'50" E	15.56
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6988443.45	2697240.73	S 00°01'53" E	120.15
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6988323.29	2697240.79		
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Radius: 309.74 Chord: 211.54 Degree: 18°29'54" Dir: Left

Length: 215.88 Delta: 39°56'02" Tangent: 112.53

Chord BRG: S 21°22'25" E Rad-In: N 88°35'36" E Rad-Out: N 48°39'33" E

Radius Point: 6988330.90, 2697550.43

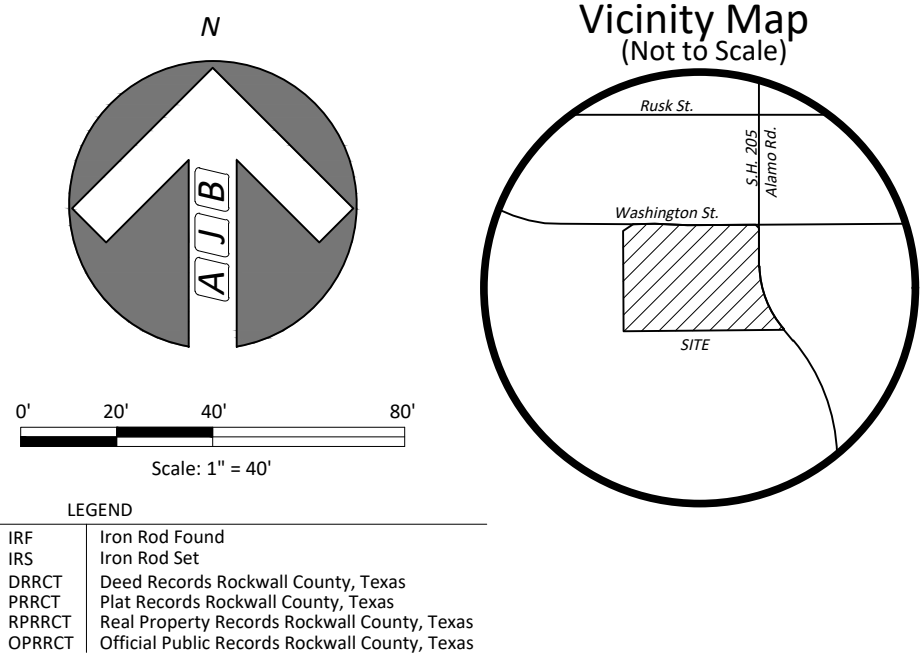
6988126.31	2697317.89		
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Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 3408534989616.9 Total Distance> 1587.22

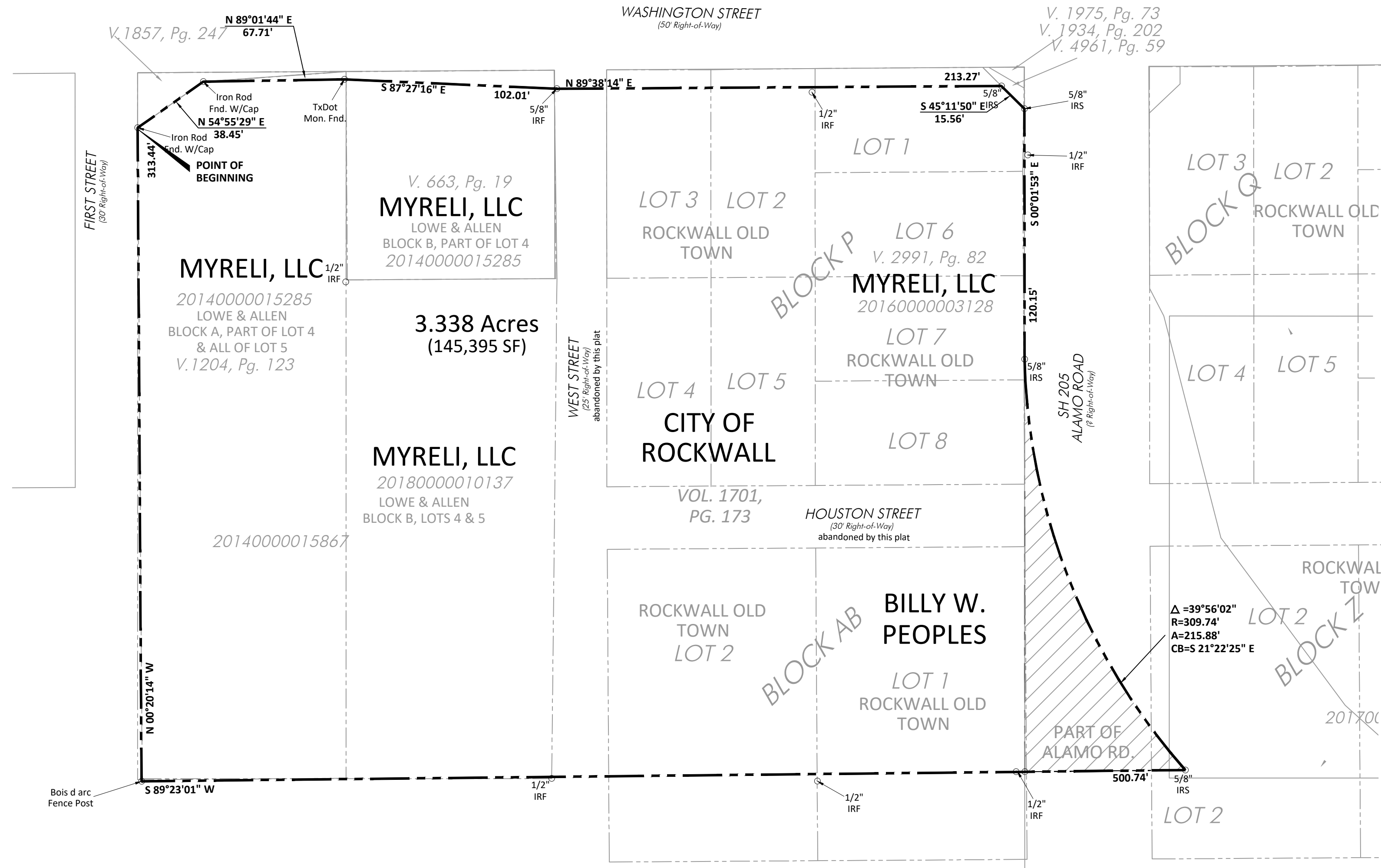
Polyline Area: 145394.788 sq ft, 3.338 acres

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\WASHINGTON ST & HWY 205\CLAYROCK 2019-12-09 CP.dwg, CONVEYANCE PLAT, 12/12/2019 12:00:19 PM



GENERAL NOTES:

- A. This Final Plat is for conveyance purposes only and not for the development of the survey property.
- B. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.



N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\WASHINGTON ST & HWY 205\CLAYROCK 2019-12-09 CP.dwg, CONVEYANCE PLAT, 12/12/2019 9:03:22 AM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 3.338 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT #14 in the City of Rockwall, Rockwall County, Texas and being *part* of the same property described to MYRELI, LLC recorded in Clerk File # 20140000015285, Clerk File # 20140000015867, Clerk File # 20180000010137, Clerk File # 20160000003128, Official Public Records, Rockwall County, Texas, and being part of a tract of land to the City of Rockwall recorded in Volume 1701, Page. 173, Deed Records, Rockwall County, Texas and being a part of Lot 1, Block AB (no recording information), Official Public Records, Rockwall County, Texas and being part of "WEST STREET" (apparent 25' in width) to Billy W. Peoples, Houston Street (apparent 30' in width) and part of Alamo Road and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

THENCE with the south line of said Washington Street with said corner cut-off line, **NORTH 54°55'29" EAST** a distance of **38.45** feet to an iron rod with cap found for corner;

THENCE with the south line of said Washington Street, **NORTH 89°01'44" EAST** a distance of **67.71** feet to a TxDot Monument found for corner;

THENCE continuing with the south line of said Washington Street, **SOUTH 87°27'16" EAST** a distance of **102.01** feet to a 5/8 inch iron rod found for corner and being located near the west line of said WEST STREET;

THENCE continuing with the south line of said Washington Street, **NORTH 89°38'14" EAST** a distance of **213.27** feet to a 5/8 inch iron rod set for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

THENCE with the west line of State Highway 205 (ALAMO ROAD), **SOUTH 45°11'50" EAST** a distance of **15.56** feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), **SOUTH 00°01'53" EAST** a distance of **120.15** feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°22'25" East;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of **39°56'02"** for an arc length o **215.88** feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE departing the west line of said State Highway 205 (ALAMO ROAD), **SOUTH 89°23'01" WEST** a distance of **500.74** feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, **NORTH 00°20'14" WEST** a distance of **313.44** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **3.338 acres** or 145,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

GENERAL NOTES:

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 bee 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.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on deeds recorded in Vol. 1204, Pg. 123; 20140000015285; 20180000010137; 20140000015867; 20160000003128; Vol. 2991, Pg. 82; Vol. 1701, Pg. 173; 20170000005610.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. 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 statement shall not create liability on the part of the Surveyor.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, **ROCKWALL DOWNTOWN LOFTS, LTD., MYRELI, LLC, CITY OF ROCKWALL & BILLY W. PEOPLES**, the undersigned owners of the land shown on this plat, and designated herein as the **TAC ROCKWALL ADDITION** 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. We further certify that all other parties who have a mortgage or lien interest in the **LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD TOWN, BLOCK P LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET, HOUSTON STREET, & PART OF ALAMO ROAD** 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
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 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.
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. 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;
7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;
8. 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) this plat constitutes and describes the abandonment of those certain right-of-ways know as West Street and Houston Street, as indicated and shown hereon, and West Street and Houston Street, as shown hereon, are hereby conveyed and abandoned by the City of Rockwall to and for the benefit of Rockwall Downtown Lofts, Ltd., a Texas limited partnership and (iii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment of West Street and Houston Street 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.

ROCKWALL DOWNTOWN LOFTS, LTD:

By: Tony Austin Company, Inc., a Texas corporation

By: _____
Tony Austin, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Tony Austin, President, 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 _____, 2020

Notary Public in and for the State of Texas

MYRELI, LLC, a Texas limited liability company

By: DRK Family Partners, Ltd, a Texas limited partnership
Its: Sole Member

By: Dreek, LLC, a Texas limited liability company
Its: General Partner

By: _____
Name: Ruth R. Kaufmann
Its: Managing Member

By: _____
Name: Douglas A. Kaufmann
Its: Managing Member

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ruth R. Kaufmann, Managing Member, 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 _____, 2020

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Douglas A. Kaufmann, Managing Member, 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 _____, 2020

Notary Public in and for the State of Texas

CITY OF ROCKWALL
a Texas municipal corporation

By: _____

Name: _____

Title: _____

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 _____, 2020

Notary Public in and for the State of Texas

Lynda Morris, Independent Executrix of the
Estate of Billy W. Peoples, Deceased

BILLY W. PEOPLES

Name: Lynda Morris
Title: Independent Executrix of the
Estate of Billy W. Peoples, Deceased

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 _____, 2020

Notary Public in and for the State of Texas

Case No.: P _____

FINAL PLAT
BEING A CONVEYANCE PLAT
ESTABLISHING ONE LOT
TAC ROCKWALL ADDITION, LOT 1, BLOCK A

BEING A REPLAT OF
LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD TOWN, BLOCK P, LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET, HOUSTON STREET & PART OF ALAMO ROAD
B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: MYRELI, LLC 627 Santa Circle Heath, Texas 75032	Owner: ROCKWALL DOWNTOWN LOFTS, LTD 2300 Versailles Ct. Heath, TX. 75032	Owner: CITY OF ROCKWALL 385 S. Goliad Rockwall, Texas 75087	Owner: BILLY W. PEOPLES P.O. Box 35 Rockwall, Texas 75087
Engineer: CLAYMOORE ENGINEERING 1903 CENTRAL DRIVE, SUITE 406 BEDFORD, TEXAS 76021	Scale: 1" = 40' Date: December 9, 2019 Technician: Spradling/Bedford Drawn By: Spradling/Bedford	Checked By: Frank R. Owens P.C.: Cryer/Spradling File: CLAYROCK 2019-12-06 CP Job. No. 552-176 GF No.	301 N. Alamo Rd. * Rockwall, Texas 75087 (972) 722-0225 , www.ajbedfordgroup.com

Sheet:
2
Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: December 30, 2019
APPLICANT: Tony Austin; *Rockwall Downtown Lofts, LTD*
CASE NUMBER: P2019-049; *Lot 1, Block A TAC Rockwall Addition*

SUMMARY

Consider a request by Tony Austin of Rockwall Downtown Lofts, LTD on behalf of Doug Kaufmann of Myreli, LLC, Linda Peoples Morris of the Billy Peoples Estate, and the City of Rockwall for the approval of a conveyance plat for Lot 1, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as existing City right-of-way for West Street & Houston Street; Lots 1-8, Block P & Lots 1 & 2, Block AB, Rockwall OT Addition; and Lots 4-5, Block A, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, generally located at the southwest corner of the intersection of S. Alamo Road (*i.e. SH-205*) and W. Washington Street (*i.e. SH-66*), and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting to final plat a 3.338-acre tract of land (*i.e. Lots 1-8, Block P, Lots 1 & 2, Block AB, Rockwall OT Addition; and Lots 4-5 Block A, Lowe & Allen Addition*) into one (1) lot (*i.e. Lot 1, Block A, TAC Rockwall Addition*) for the purpose of assembling the properties into one (1) parcel of land, and to abandon and convey the rights-of-way for West Street and Houston Street from the City to the developer. This is being done in accordance with a Chapter 380 Economic Development Agreement that was executed and signed on November 5, 2019.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *- conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lot 1, Block A, TAC Rockwall Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall

Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History



Project Number	P2019-049	Owner	Myrelli, Peoples Estate	Applied	12/13/2019	AG
Project Name	Lot 1, Block A, TAC Rockwall Addition	Applicant	TONY AUSTIN	Approved		
Type	PLAT			Closed		
Subtype	FINAL			Expired		
Status	Staff Review			Status		

Site Address	City, State Zip	Zoning
W WASHINGTON @ FIRST ST	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
LOWE & ALLEN	4,5	B	4,5	4180-000B-0004-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/13/2019	12/20/2019	12/18/2019	5	APPROVED	
ENGINEERING (12/19/2019 10:10 AM SJ) M - Denote what the hatch area means. M - Must tie two points to City GPS. N: E:	Sarah Johnston	12/13/2019	12/20/2019	12/19/2019	6	COMMENTS	
FIRE	Ariana Hargrove	12/13/2019	12/20/2019	12/17/2019	4	APPROVED	
GIS (12/20/2019 8:22 AM LS) Please tie two corners to the State Plane Coords, (NAD83) North Central Texas 4202	Lance Singleton	12/13/2019	12/20/2019	12/20/2019	7	COMMENTS	Comments
PLANNING	Korey Brooks	12/13/2019	12/20/2019	12/20/2019	7	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2019-049; Lot 1, Block A TAC Rockwall Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This a request by Tony Austin of Rockwall Downtown Lofts, LTD on behalf of Doug Kaufmann of Myreli, LLC, Linda Peoples Morris of the Billy Peoples Estate, and the City of Rockwall for the approval of a conveyance plat for Lot 1, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as existing City right-of-way for West Street & Houston Street; Lots 1-8, Block P & Lots 1 & 2, Block AB, Rockwall OT Addition; and Lots 4-5, Block A, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, generally located at the southwest corner of the intersection of S. Alamo Road (i.e. SH-205) and W. Washington Street (i.e. SH-66).						
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2019-049) in the lower right-hand corner of all pages on future submittals.						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).						
M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:						
(1) Please tie two corners to state plane coordinate system.						
I.6 Please note that failure to address all comments provided by staff by 5:00 PM on January 20, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.						
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on January 20, 2019; The Planning & Zoning Meeting December 30, 2019.						

SURVEY BOUNDARY CLOSURE REPORT

Polyline Report

Fri Dec 13 11:56:53 2019

Northing	Easting	Bearing	Distance
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6988323.29	2697240.79		
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Radius: 309.74 Chord: 211.54 Degree: 18°29'54" Dir: Left

Length: 215.88 Delta: 39°56'02" Tangent: 112.53

Chord BRG: S 21°22'25" E Rad-In: N 88°35'36" E Rad-Out: N 48°39'33" E

Radius Point: 6988330.90, 2697550.43


6988126.31	2697317.89		
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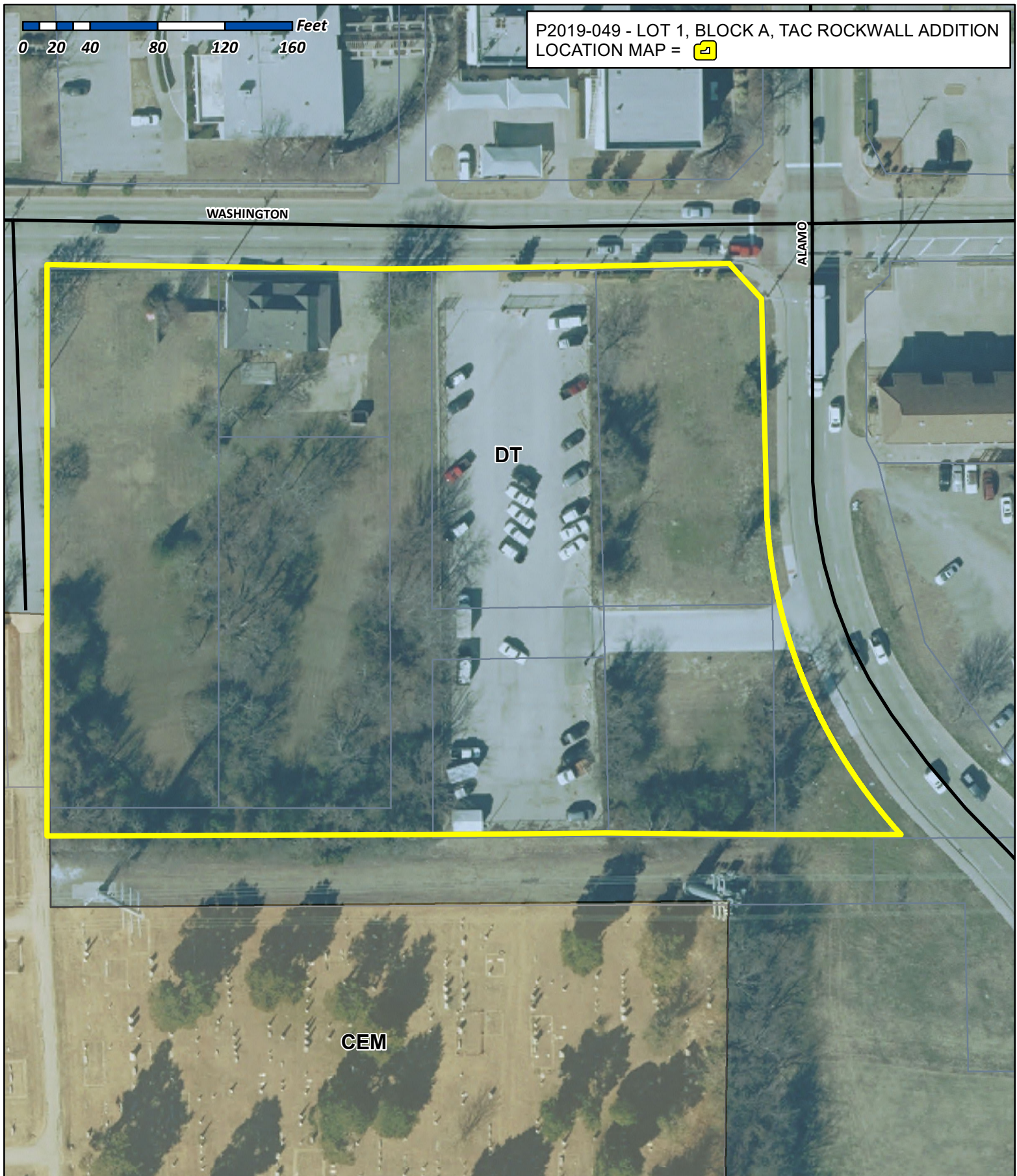
Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 3408534989616.9 Total Distance> 1587.22

Polyline Area: 145394.788 sq ft, 3.338 acres

0 20 40 80 120 160 Feet

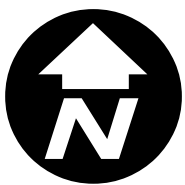
P2019-049 - LOT 1, BLOCK A, TAC ROCKWALL ADDITION
LOCATION MAP = 



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.





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
- ☐ 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 SWC Washington St and Alamo Rd(SH 205)

Subdivision B.F. Boydston Survey, Abstract #14

Lot 1

Block AB

General Location Downtown-Washington/Alamo

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning DT

Current Use Vacant - Rockwall PD parking

Proposed Zoning DT

Proposed Use Multi family development

Acreage 3.224

Lots [Current] Multiple

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 Rockwall, Myrelli, Peoples Estate

☒ Applicant Rockwall Downtown Lofts, LTD.

Contact Person

Contact Person Tony Austin

Address

Address 102 S. Goliad, Suite 205

City, State & Zip

City, State & Zip Rockwall, TX 75032

Phone

Phone 214.507.9055

E-Mail

E-Mail tsaustin@tac-inc.net

NOTARY VERIFICATION [REQUIRED]

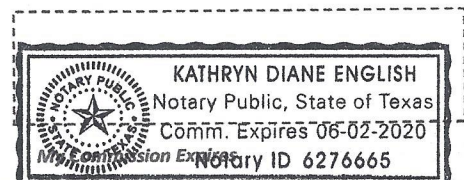
Before me, the undersigned authority, on this day personally appeared Tony Austin [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 13th day of December, 2020. 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 December, 2020.

Owner's Signature

Notary Public in and for the State of Texas



DEVELOPMENT APPLICATION

CITY OF ROCKWALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TX 75087 • (972) 771-7345 • (F) (972) 771-7377

Rockwall Downtown Lofts, LTD.
Tony Austin, Pres of GP



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
- ☐ 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

Subdivision

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

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]

☐ Owner

☐ Applicant

Contact Person

Contact Person

Address

Address

City, State & Zip

City, State & Zip

Phone

Phone

E-Mail

E-Mail

NOTARY VERIFICATION [REQUIRED]

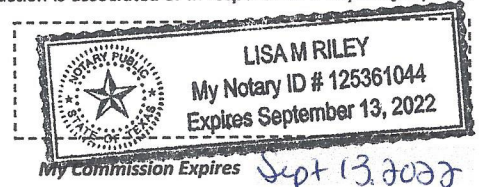
Before me, the undersigned authority, on this day personally appeared Doug Kaufmann [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 13 day of December, 2019. 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 day of December, 2019.

Owner's Signature

Notary Public in and for the State of Texas





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
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- ☐ 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 _____

Subdivision _____

Lot _____

Block _____

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____

Current Use _____

Proposed Zoning _____

Proposed Use _____

Acreage _____

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]

☐ Owner

Contact Person

Address

City, State & Zip

Phone

E-Mail

☐ Applicant

Contact Person

Address

City, State & Zip

Phone

E-Mail

NOTARY VERIFICATION [REQUIRED]

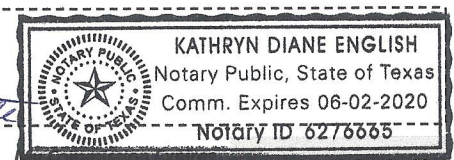
Before me, the undersigned authority, on this day personally appeared Lynda Peoples Morris [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 13th day of December, 2020. 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 December, 2020.

Owner's Signature

Notary Public in and for the State of Texas



SURVEY BOUNDARY CLOSURE REPORT

Polyline Report

Fri Dec 13 11:56:53 2019

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

6988126.31	2697317.89	S 89°23'01" W	500.74
------------	------------	---------------	--------

6988120.92	2696817.18	N 00°20'14" W	313.44
------------	------------	---------------	--------

6988434.35	2696815.33	N 54°55'29" E	38.45
------------	------------	---------------	-------

6988456.44	2696846.80	N 89°01'44" E	67.71
------------	------------	---------------	-------

6988457.59	2696914.50	S 87°27'16" E	102.01
------------	------------	---------------	--------

6988453.06	2697016.42	N 89°38'14" E	213.27
------------	------------	---------------	--------

6988454.41	2697229.68	S 45°11'50" E	15.56
------------	------------	---------------	-------

6988443.45	2697240.73	S 00°01'53" E	120.15
------------	------------	---------------	--------

6988323.29	2697240.79		
------------	------------	--	--

Radius: 309.74 Chord: 211.54 Degree: 18°29'54" Dir: Left

Length: 215.88 Delta: 39°56'02" Tangent: 112.53

Chord BRG: S 21°22'25" E Rad-In: N 88°35'36" E Rad-Out: N 48°39'33" E

Radius Point: 6988330.90, 2697550.43

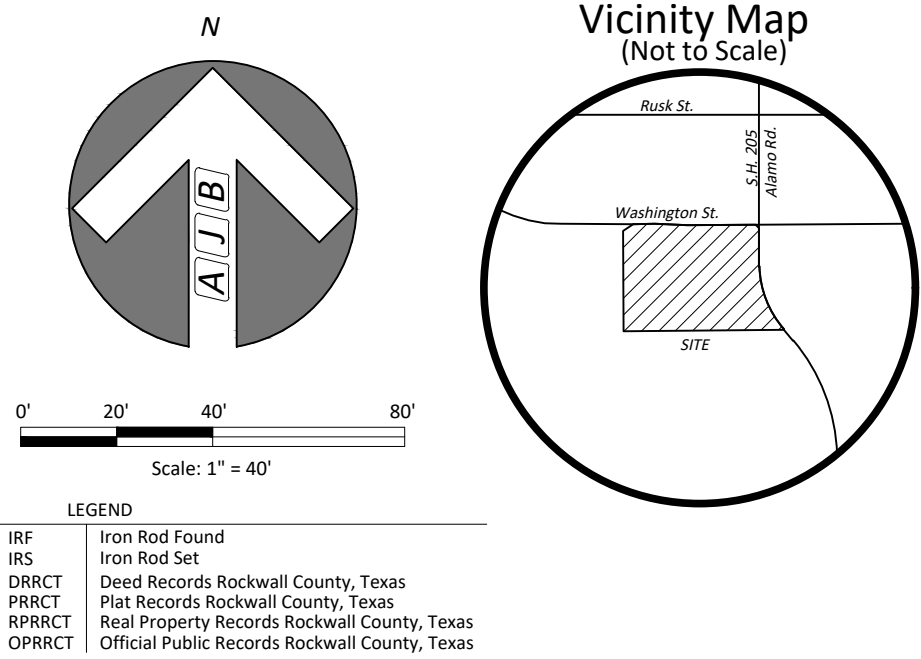
6988126.31	2697317.89		
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Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 3408534989616.9 Total Distance> 1587.22

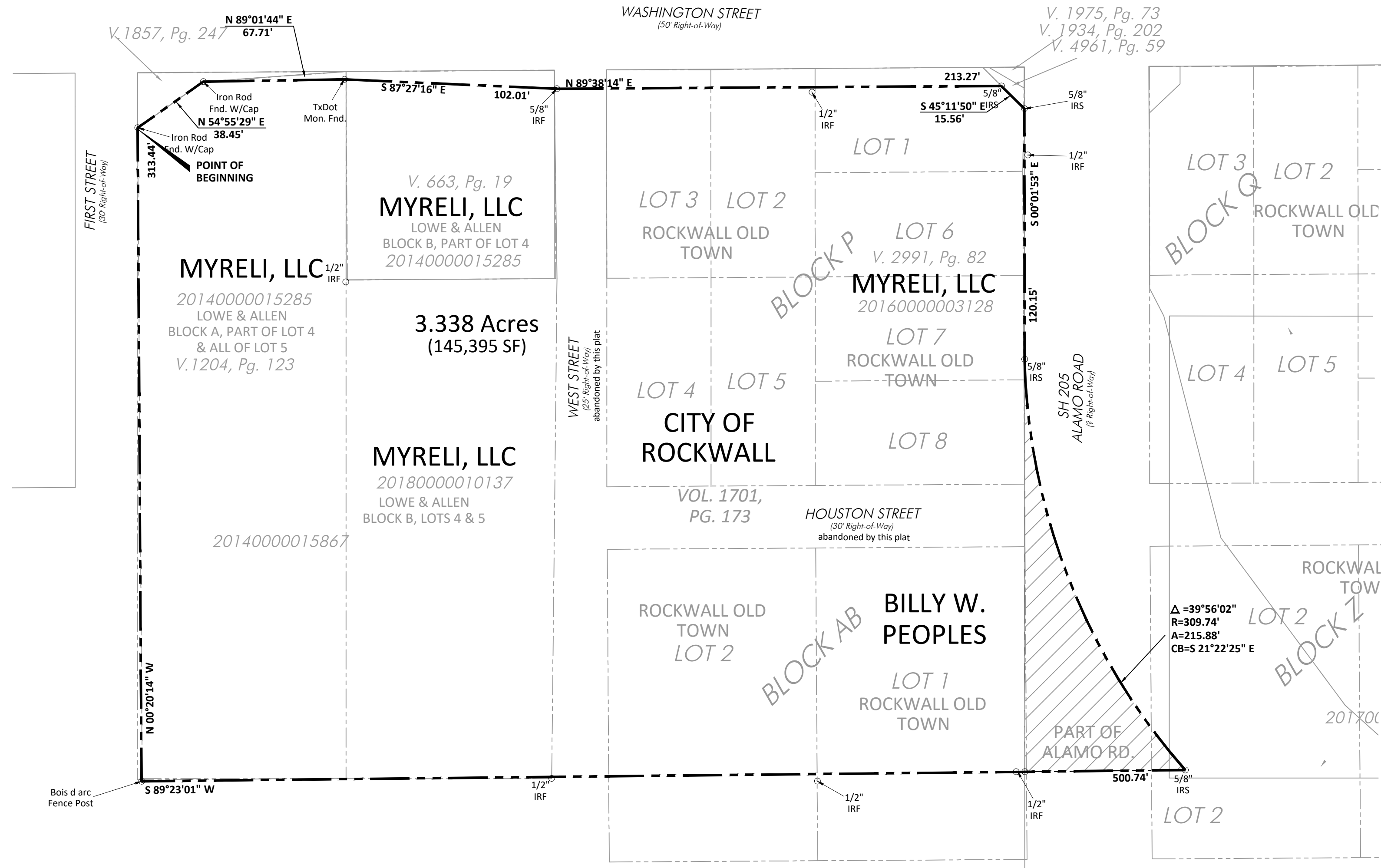
Polyline Area: 145394.788 sq ft, 3.338 acres

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\WASHINGTON ST & HWY 205\CLAYROCK 2019-12-09 CP.dwg, CONVEYANCE PLAT, 12/12/2019 12:00:19 PM



GENERAL NOTES:

- A. This Final Plat is for conveyance purposes only and not for the development of the survey property.
- B. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.



N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\WASHINGTON ST & HWY 205\CLAYROCK 2019-12-09 CP.dwg, CONVEYANCE PLAT, 12/12/2019 9:03:22 AM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 3.338 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT #14 in the City of Rockwall, Rockwall County, Texas and being *part* of the same property described to MYRELI, LLC recorded in Clerk File # 20140000015285, Clerk File # 20140000015867, Clerk File # 20180000010137, Clerk File # 20160000003128, Official Public Records, Rockwall County, Texas, and being part of a tract of land to the City of Rockwall recorded in Volume 1701, Page. 173, Deed Records, Rockwall County, Texas and being a part of Lot 1, Block AB (no recording information), Official Public Records, Rockwall County, Texas and being part of "WEST STREET" (apparent 25' in width) to Billy W. Peoples, Houston Street (apparent 30' in width) and part of Alamo Road and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

THENCE with the south line of said Washington Street with said corner cut-off line, **NORTH 54°55'29" EAST** a distance of **38.45** feet to an iron rod with cap found for corner;

THENCE with the south line of said Washington Street, **NORTH 89°01'44" EAST** a distance of **67.71** feet to a TxDot Monument found for corner;

THENCE continuing with the south line of said Washington Street, **SOUTH 87°27'16" EAST** a distance of **102.01** feet to a 5/8 inch iron rod found for corner and being located near the west line of said WEST STREET;

THENCE continuing with the south line of said Washington Street, **NORTH 89°38'14" EAST** a distance of **213.27** feet to a 5/8 inch iron rod set for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

THENCE with the west line of State Highway 205 (ALAMO ROAD), **SOUTH 45°11'50" EAST** a distance of **15.56** feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), **SOUTH 00°01'53" EAST** a distance of **120.15** feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°22'25" East;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of **39°56'02"** for an arc length o **215.88** feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE departing the west line of said State Highway 205 (ALAMO ROAD), **SOUTH 89°23'01" WEST** a distance of **500.74** feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, **NORTH 00°20'14" WEST** a distance of **313.44** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **3.338 acres** or 145,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

GENERAL NOTES:

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 bee 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.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on deeds recorded in Vol. 1204, Pg. 123; 20140000015285; 20180000010137; 20140000015867; 20160000003128; Vol. 2991, Pg. 82; Vol. 1701, Pg. 173; 20170000005610.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. 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 statement shall not create liability on the part of the Surveyor.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, **ROCKWALL DOWNTOWN LOFTS, LTD., MYRELI, LLC, CITY OF ROCKWALL & BILLY W. PEOPLES**, the undersigned owners of the land shown on this plat, and designated herein as the **TAC ROCKWALL ADDITION** 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. We further certify that all other parties who have a mortgage or lien interest in the **LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD TOWN, BLOCK P LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET, HOUSTON STREET, & PART OF ALAMO ROAD** 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
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 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.
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. 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;
7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;
8. 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) this plat constitutes and describes the abandonment of those certain right-of-ways know as West Street and Houston Street, as indicated and shown hereon, and West Street and Houston Street, as shown hereon, are hereby conveyed and abandoned by the City of Rockwall to and for the benefit of Rockwall Downtown Lofts, Ltd., a Texas limited partnership and (iii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment of West Street and Houston Street 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.

ROCKWALL DOWNTOWN LOFTS, LTD:

By: Tony Austin Company, Inc., a Texas corporation

By: _____
Tony Austin, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Tony Austin, President, 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 _____, 2020

Notary Public in and for the State of Texas

MYRELI, LLC, a Texas limited liability company

By: DRK Family Partners, Ltd, a Texas limited partnership
Its: Sole Member

By: Dreek, LLC, a Texas limited liability company
Its: General Partner

By: _____
Name: Ruth R. Kaufmann
Its: Managing Member

By: _____
Name: Douglas A. Kaufmann
Its: Managing Member

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ruth R. Kaufmann, Managing Member, 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 _____, 2020

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Douglas A. Kaufmann, Managing Member, 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 _____, 2020

Notary Public in and for the State of Texas

CITY OF ROCKWALL
a Texas municipal corporation

By: _____

Name: _____

Title: _____

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 _____, 2020

Notary Public in and for the State of Texas

Lynda Morris, Independent Executrix of the
Estate of Billy W. Peoples, Deceased

BILLY W. PEOPLES

Name: Lynda Morris
Title: Independent Executrix of the
Estate of Billy W. Peoples, Deceased

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 _____, 2020

Notary Public in and for the State of Texas

Case No.: P _____

FINAL PLAT
BEING A CONVEYANCE PLAT
ESTABLISHING ONE LOT
TAC ROCKWALL ADDITION, LOT 1, BLOCK A

BEING A REPLAT OF
LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD TOWN, BLOCK P, LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET, HOUSTON STREET & PART OF ALAMO ROAD
B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: MYRELI, LLC 627 Santa Circle Heath, Texas 75032	Owner: ROCKWALL DOWNTOWN LOFTS, LTD 2300 Versailles Ct. Heath, TX. 75032	Owner: CITY OF ROCKWALL 385 S. Goliad Rockwall, Texas 75087	Owner: BILLY W. PEOPLES P.O. Box 35 Rockwall, Texas 75087
Engineer: CLAYMOORE ENGINEERING 1903 CENTRAL DRIVE, SUITE 406 BEDFORD, TEXAS 76021	Scale: 1" = 40' Date: December 9, 2019 Technician: Spradling/Bedford Drawn By: Spradling/Bedford	Checked By: Frank R. Owens P.C.: Cryer/Spradling File: CLAYROCK 2019-12-06 CP Job. No. 552-176 GF No.	301 N. Alamo Rd. * Rockwall, Texas 75087 (972) 722-0225 , www.ajbedfordgroup.com

Sheet:
2
Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: January 6, 2020
APPLICANT: Tony Austin; *Rockwall Downtown Lofts, LTD*
CASE NUMBER: P2019-049; *Lot 1, Block A TAC Rockwall Addition*

SUMMARY

Consider a request by Tony Austin of Rockwall Downtown Lofts, LTD on behalf of Doug Kaufmann of Myreli, LLC, Linda Peoples Morris of the Billy Peoples Estate, and the City of Rockwall for the approval of a conveyance plat for Lot 1, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as existing City right-of-way for West Street & Houston Street; Lots 1-8, Block P & Lots 1 & 2, Block AB, Rockwall OT Addition; and Lots 4-5, Block A, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, generally located at the southwest corner of the intersection of S. Alamo Road (*i.e. SH-205*) and W. Washington Street (*i.e. SH-66*), and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting to final plat a 3.338-acre tract of land (*i.e. Lots 1-8, Block P, Lots 1 & 2, Block AB, Rockwall OT Addition; and Lots 4-5 Block A, Lowe & Allen Addition*) into one (1) lot (*i.e. Lot 1, Block A, TAC Rockwall Addition*) for the purpose of assembling the properties into one (1) parcel of land, and to abandon and convey the rights-of-way for West Street and Houston Street from the City to the developer. This is being done in accordance with a Chapter 380 Economic Development Agreement that was executed and signed on November 5, 2019.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *- conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the final plat for *Lot 1, Block A, TAC Rockwall Addition*, staff would propose the following conditions of approval:


- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall

Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On December 30, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff's conditions of approval passed by a vote of 4-0 with Commissioners Fishman, Moeller, and Womble absent.

0 20 40 80 120 160 Feet

P2019-049 - LOT 1, BLOCK A, TAC ROCKWALL ADDITION
LOCATION MAP = 

WASHINGTON

ALAMO

DT

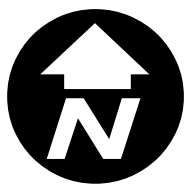
CEM



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.





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
- ☐ 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 SWC Washington St and Alamo Rd(SH 205)

Subdivision B.F. Boydston Survey, Abstract #14

Lot 1

Block AB

General Location Downtown-Washington/Alamo

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning DT

Current Use Vacant - Rockwall PD parking

Proposed Zoning DT

Proposed Use Multi family development

Acreage 3.224

Lots [Current] Multiple

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 Rockwall, Myrelli, Peoples Estate

☒ Applicant Rockwall Downtown Lofts, LTD.

Contact Person

Contact Person Tony Austin

Address

Address 102 S. Goliad, Suite 205

City, State & Zip

City, State & Zip Rockwall, TX 75032

Phone

Phone 214.507.9055

E-Mail

E-Mail tsaustin@tac-inc.net

NOTARY VERIFICATION [REQUIRED]

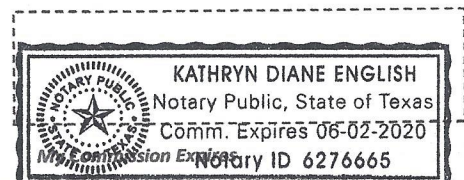
Before me, the undersigned authority, on this day personally appeared Tony Austin [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 13th day of December, 2020. 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 December, 2020.

Owner's Signature

Notary Public in and for the State of Texas



DEVELOPMENT APPLICATION

CITY OF ROCKWALL, 385 S. GOLIAD STREET, ROCKWALL, TX 75087 • (P) (214) 771-7345 • (F) (214) 771-7377

Rockwall Downtown Lofts, LTD.
Tony Austin, Pres of GP



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.

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CITY ENGINEER:

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- ☐ Site Plan (\$250.00 + \$20.00 Acre) ¹
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- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

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- ☐ Variance Request (\$100.00)

Notes:

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PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

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]

☐ Owner

☐ Applicant

Contact Person

Contact Person

Address

Address

City, State & Zip

City, State & Zip

Phone

Phone

E-Mail

E-Mail

NOTARY VERIFICATION [REQUIRED]

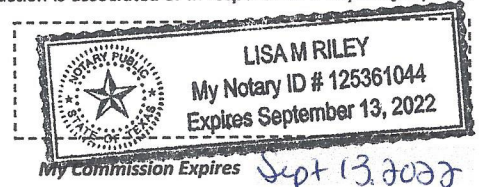
Before me, the undersigned authority, on this day personally appeared Doug Kaufmann [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 13 day of December, 2019. 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 day of December, 2019.

Owner's Signature

Notary Public in and for the State of Texas





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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Other Application Fees:

- ☐ Tree Removal (\$75.00)
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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 _____

Subdivision _____

Lot _____

Block _____

General Location _____

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

Contact Person

Address

City, State & Zip

Phone

E-Mail

☐ Applicant

Contact Person

Address

City, State & Zip

Phone

E-Mail

NOTARY VERIFICATION [REQUIRED]

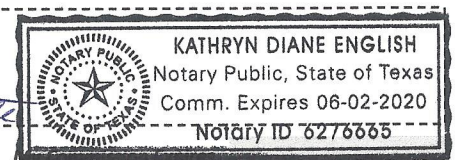
Before me, the undersigned authority, on this day personally appeared Lynda Peoples Morris [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 13th day of December, 2020. 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 December, 2020.

Owner's Signature

Notary Public in and for the State of Texas



SURVEY BOUNDARY CLOSURE REPORT

Polyline Report

Fri Dec 13 11:56:53 2019

Northing	Easting	Bearing	Distance
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6988126.31	2697317.89	S 89°23'01" W	500.74
------------	------------	---------------	--------

6988120.92	2696817.18	N 00°20'14" W	313.44
------------	------------	---------------	--------

6988434.35	2696815.33	N 54°55'29" E	38.45
------------	------------	---------------	-------

6988456.44	2696846.80	N 89°01'44" E	67.71
------------	------------	---------------	-------

6988457.59	2696914.50	S 87°27'16" E	102.01
------------	------------	---------------	--------

6988453.06	2697016.42	N 89°38'14" E	213.27
------------	------------	---------------	--------

6988454.41	2697229.68	S 45°11'50" E	15.56
------------	------------	---------------	-------

6988443.45	2697240.73	S 00°01'53" E	120.15
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6988323.29	2697240.79		
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Radius: 309.74 Chord: 211.54 Degree: 18°29'54" Dir: Left

Length: 215.88 Delta: 39°56'02" Tangent: 112.53

Chord BRG: S 21°22'25" E Rad-In: N 88°35'36" E Rad-Out: N 48°39'33" E

Radius Point: 6988330.90, 2697550.43

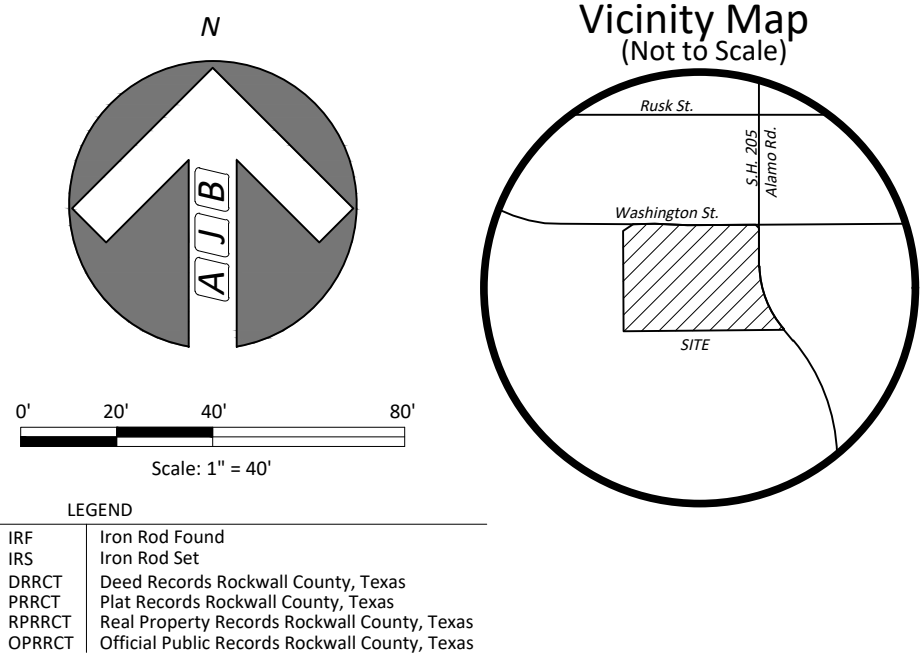
6988126.31	2697317.89		
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Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 3408534989616.9 Total Distance> 1587.22

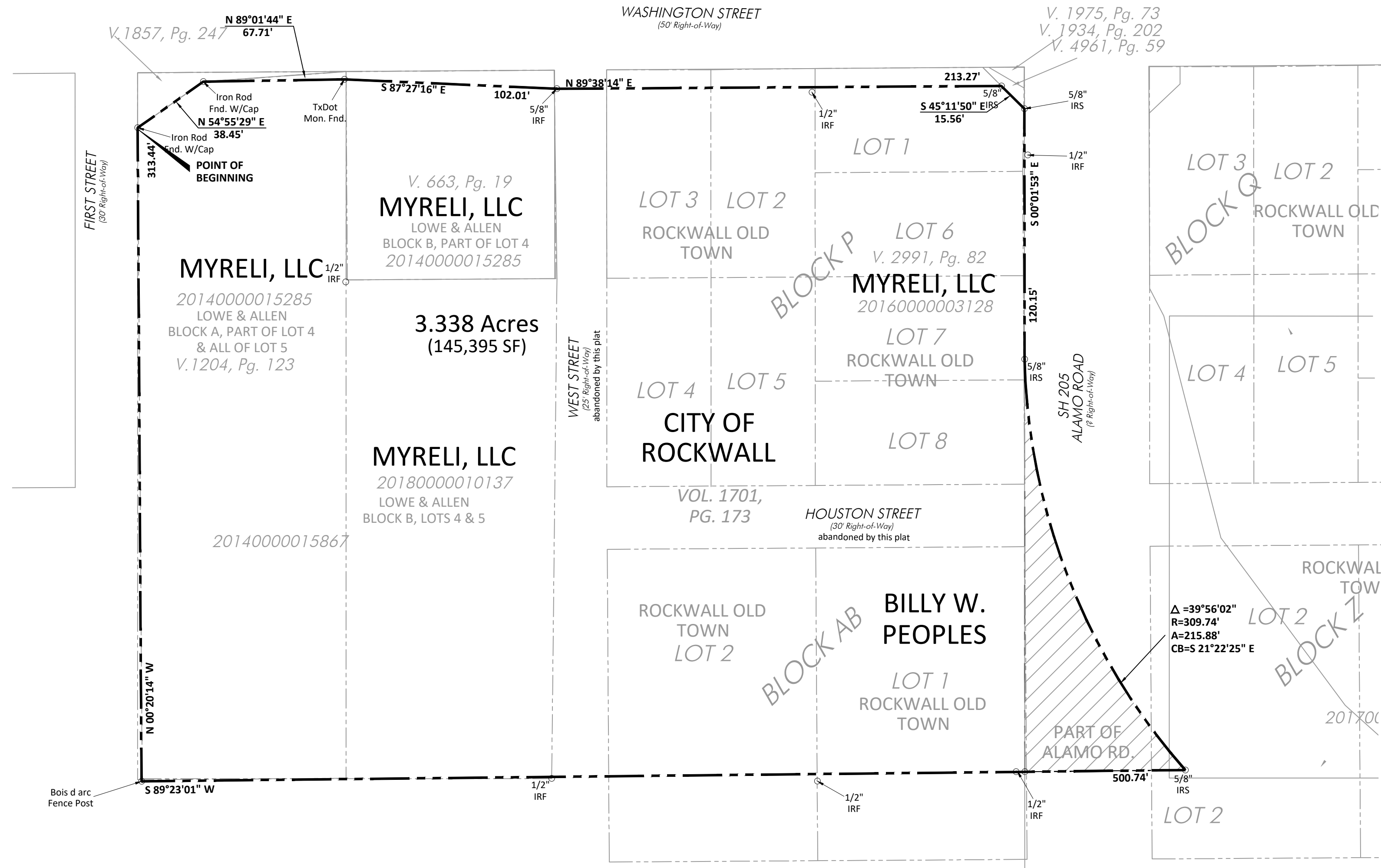
Polyline Area: 145394.788 sq ft, 3.338 acres

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\WASHINGTON ST & HWY 205\CLAYROCK 2019-12-09 CP.dwg, CONVEYANCE PLAT, 12/12/2019 12:00:19 PM



GENERAL NOTES:

- A. This Final Plat is for conveyance purposes only and not for the development of the survey property.
- B. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.



N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\WASHINGTON ST & HWY 205\CLAYROCK 2019-12-09 CP.dwg, CONVEYANCE PLAT, 12/12/2019 9:03:22 AM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 3.338 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT #14 in the City of Rockwall, Rockwall County, Texas and being *part* of the same property described to MYRELI, LLC recorded in Clerk File # 20140000015285, Clerk File # 20140000015867, Clerk File # 20180000010137, Clerk File # 20160000003128, Official Public Records, Rockwall County, Texas, and being part of a tract of land to the City of Rockwall recorded in Volume 1701, Page. 173, Deed Records, Rockwall County, Texas and being a part of Lot 1, Block AB (no recording information), Official Public Records, Rockwall County, Texas and being part of "WEST STREET" (apparent 25' in width) to Billy W. Peoples, Houston Street (apparent 30' in width) and part of Alamo Road and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

THENCE with the south line of said Washington Street with said corner cut-off line, **NORTH 54°55'29" EAST** a distance of **38.45** feet to an iron rod with cap found for corner;

THENCE with the south line of said Washington Street, **NORTH 89°01'44" EAST** a distance of **67.71** feet to a TxDot Monument found for corner;

THENCE continuing with the south line of said Washington Street, **SOUTH 87°27'16" EAST** a distance of **102.01** feet to a 5/8 inch iron rod found for corner and being located near the west line of said WEST STREET;

THENCE continuing with the south line of said Washington Street, **NORTH 89°38'14" EAST** a distance of **213.27** feet to a 5/8 inch iron rod set for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

THENCE with the west line of State Highway 205 (ALAMO ROAD), **SOUTH 45°11'50" EAST** a distance of **15.56** feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), **SOUTH 00°01'53" EAST** a distance of **120.15** feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°22'25" East;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of **39°56'02"** for an arc length o **215.88** feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE departing the west line of said State Highway 205 (ALAMO ROAD), **SOUTH 89°23'01" WEST** a distance of **500.74** feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, **NORTH 00°20'14" WEST** a distance of **313.44** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **3.338 acres** or 145,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

GENERAL NOTES:

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 bee 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.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on deeds recorded in Vol. 1204, Pg. 123; 20140000015285; 20180000010137; 20140000015867; 20160000003128; Vol. 2991, Pg. 82; Vol. 1701, Pg. 173; 20170000005610.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. 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 statement shall not create liability on the part of the Surveyor.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, **ROCKWALL DOWNTOWN LOFTS, LTD., MYRELI, LLC, CITY OF ROCKWALL & BILLY W. PEOPLES**, the undersigned owners of the land shown on this plat, and designated herein as the **TAC ROCKWALL ADDITION** 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. We further certify that all other parties who have a mortgage or lien interest in the **LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD TOWN, BLOCK P LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET, HOUSTON STREET, & PART OF ALAMO ROAD** 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
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 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.
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. 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;
7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;
8. 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) this plat constitutes and describes the abandonment of those certain right-of-ways know as West Street and Houston Street, as indicated and shown hereon, and West Street and Houston Street, as shown hereon, are hereby conveyed and abandoned by the City of Rockwall to and for the benefit of Rockwall Downtown Lofts, Ltd., a Texas limited partnership and (iii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment of West Street and Houston Street 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.

ROCKWALL DOWNTOWN LOFTS, LTD:

By: Tony Austin Company, Inc., a Texas corporation

By: _____
Tony Austin, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Tony Austin, President, 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 _____, 2020

Notary Public in and for the State of Texas

MYRELI, LLC, a Texas limited liability company

By: DRK Family Partners, Ltd, a Texas limited partnership
Its: Sole Member

By: Dreek, LLC, a Texas limited liability company
Its: General Partner

By: _____
Name: Ruth R. Kaufmann
Its: Managing Member

By: _____
Name: Douglas A. Kaufmann
Its: Managing Member

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ruth R. Kaufmann, Managing Member, 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 _____, 2020

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Douglas A. Kaufmann, Managing Member, 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 _____, 2020

Notary Public in and for the State of Texas

CITY OF ROCKWALL
a Texas municipal corporation

By: _____

Name: _____

Title: _____

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 _____, 2020

Notary Public in and for the State of Texas

Lynda Morris, Independent Executrix of the
Estate of Billy W. Peoples, Deceased

BILLY W. PEOPLES

Name: Lynda Morris
Title: Independent Executrix of the
Estate of Billy W. Peoples, Deceased

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 _____, 2020

Notary Public in and for the State of Texas

Case No.: P _____

FINAL PLAT
BEING A CONVEYANCE PLAT
ESTABLISHING ONE LOT
TAC ROCKWALL ADDITION, LOT 1, BLOCK A

BEING A REPLAT OF
LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD TOWN, BLOCK P, LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET, HOUSTON STREET & PART OF ALAMO ROAD
B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: MYRELI, LLC 627 Santa Circle Heath, Texas 75032	Owner: ROCKWALL DOWNTOWN LOFTS, LTD 2300 Versailles Ct. Heath, TX. 75032	Owner: CITY OF ROCKWALL 385 S. Goliad Rockwall, Texas 75087	Owner: BILLY W. PEOPLES P.O. Box 35 Rockwall, Texas 75087
Engineer: CLAYMOORE ENGINEERING 1903 CENTRAL DRIVE, SUITE 406 BEDFORD, TEXAS 76021	Scale: 1" = 40' Date: December 9, 2019 Technician: Spradling/Bedford Drawn By: Spradling/Bedford	Checked By: Frank R. Owens P.C.: Cryer/Spradling File: CLAYROCK 2019-12-06 CP Job. No. 552-176 GF No.	301 N. Alamo Rd. * Rockwall, Texas 75087 (972) 722-0225 , www.ajbedfordgroup.com

Sheet:
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Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200