



## PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-017 P&Z DATE 04/14/20 CC DATE 05/04/20 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. P2020-017

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>  
☐ Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>  
☐ Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>  
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☐ Amending or Minor Plat (\$150.00)  
☐ Plat Reinstatement Request (\$100.00)

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- ☐ Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>  
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### Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>  
☐ Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>  
☐ PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

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

#### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1979 N. Goliad Street

Subdivision Lakeshore Commons

Lot 8 Block A

General Location Located at the Southwest Corner of N. Lakeshore Drive and Hwy 205

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

Current Zoning PD-65 w/ GR & SH 205 Overlay

Current Use Vacant/Under Construction

Proposed Zoning

Proposed Use Fast Food Restaurant

Acreage 1.401

Lots [Current] 1

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  
Contact Person Maura Worth Williams  
Address 8445 Freepart Pkwy Suite 175  
City, State & Zip Irving, TX 75063  
Phone 214-475-9993  
E-Mail worth@worthwilliams.com

☒ Applicant Wier & Associates, Inc.  
Contact Person Priya Acharya, PE  
Address 2201 E. Lamar Blvd. Suite 200E  
City, State & Zip Arlington, Texas 76006  
Phone 817-467-7700  
E-Mail PriyaA@WierAssociates.com

## NOTARY VERIFICATION [REQUIRED]

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

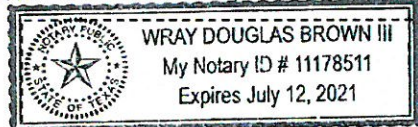
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$0.00 - no fee, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any 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 20<sup>th</sup> day of March, 2020.

Owner's Signature

Notary Public in and for the State of Texas

Wray Douglas Brown III



My Commission Expires 07/12/2021





# CHECKLIST FOR PLAT SUBMITTALS

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

Lot 9, Block A  
Lakeshore Commons  
(Chick-fil-A)  
prepared by Wier & Associates, Inc.  
817-467-7700

## Case Type:

- ☐ Minor/Amending Plat  
☐ Final Plat  
☐ Master Plat
- ☒ Replat  
☐ Preliminary Plat  
☐ Vacation Plat

## Case Number

Reviewed By:

Review Date:

**NOTES:** The requirements listed below are based on the case type, which is indicated in the '[ ]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal. Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.



City Limits [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.



Dedication Language <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.





## **DEVELOPMENT REVIEW COMMITTEE (DRC)**

### **CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto: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:** 3/20/2020

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, . Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on 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:** P2020-017

**Project Name:** Lot 9, Block A, Lakeshore Commons

**Project Type:** PLAT

**Applicant Name:** PRIYA ACHARYA

**Owner Name:** MOORE WORTH INVESTMENTS LLC

**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. P2020-017

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CITY ENGINEER:

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Lot 8 Block A

General Location Located at the Southwest Corner of N. Lakeshore Drive and Hwy 205

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Current Use Vacant/Under Construction

Proposed Zoning

Proposed Use Fast Food Restaurant

Acreage 1.401

Lots [Current] 1

Lots [Proposed] 1

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

☐ Owner  
Contact Person Maura Worth Williams  
Address 8445 Freepart Pkwy Suite 175  
City, State & Zip Irving, TX 75063  
Phone 214-475-9993  
E-Mail worth@worthwilliams.com

☒ Applicant Wier & Associates, Inc.  
Contact Person Priya Acharya, PE  
Address 2201 E. Lamar Blvd. Suite 200E  
City, State & Zip Arlington, Texas 76006  
Phone 817-467-7700  
E-Mail PriyaA@WierAssociates.com

## NOTARY VERIFICATION [REQUIRED]

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

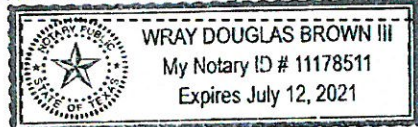
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 0.00 - no fee, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any 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 20<sup>th</sup> day of March, 2020.

Owner's Signature

Notary Public in and for the State of Texas

Wray Douglas Brown III



My Commission Expires 07/12/2021





## City of Rockwall

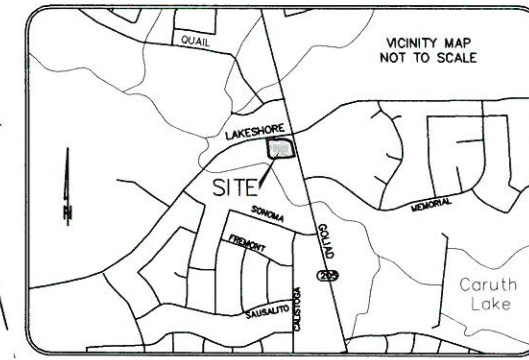
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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.





L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	YELLOW CAP STAMPED "WIER & ASSOC INC"



**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY  
PURPOSE AND SHALL NOT BE USED OR VIEWED OR  
RELIED UPON AS A FINAL SURVEY DOCUMENT.

**OWNER**  
MOORE WORTH INVESTMENTS, LLC  
10210 N. CENTRAL EXPRESSWAY,  
SUITE 300, DALLAS, TX 75231  
CONTACT: WORTH WILLIAMS  
PH: (214) 415-9993

**SURVEYOR**  
WIER & ASSOCIATES, INC.  
2201 EAST LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: RANDY EARDLEY, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713

**REPLAT**  
**LOT 9, BLOCK A**  
**LAKE SHORE COMMONS**  
BEING A REPLAT OF LOT 8, BLOCK A, LAKE SHORE  
COMMONS AN ADDITION TO THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NUMBER - P2020-\*\*\*  
ONE LOT 1.401 ACRES

**WIA** PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 2006 ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 [www.WierAssociates.com](http://www.WierAssociates.com)  
Texas Board of Professional Land Surveying Registration No. 0033900

SHEET 1 OF 2

DATE: 3/20/2020  
W.A. No. 17144

# OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS MOORE WORTH INVESTMENTS, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS, BEING ALL OF LOT 8, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 20180000021911, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF NORTH LAKESHORE DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID LOT 8, AND THE NORTHEAST CORNER OF LOT 5, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 2018000008585, O.P.R.R.C.T.;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH LAKESHORE DRIVE AND THE NORTH LINE OF SAID LOT 8 AS FOLLOWS:

(1) N 86°58'24" E, 80.03 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(2) EASTERLY, AN ARC LENGTH OF 44.60 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 10°38'54" AND A CHORD BEARING OF S 87°42'09" E, 44.54 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC" BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

(3) EASTERLY, AN ARC LENGTH OF 65.42 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 14°25'01" AND A CHORD BEARING OF S 89°35'12" E, 65.25 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

(4) EASTERLY, AN ARC LENGTH OF 21.09 FEET ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 902.50 FEET, A DELTA ANGLE OF 01°20'20" AND A CHORD BEARING OF N 82°32'06" E, 21.09 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 8 AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

(5) SOUTHEASTERLY, AN ARC LENGTH OF 85.01 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 60°53'00" AND A CHORD BEARING OF S 67°41'34" E, 81.07 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 8;

THENCE S 14°17'14" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET AND THE EAST LINE OF SAID LOT 8, 165.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC" BEING THE SOUTHEAST CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF LOT 6 BLOCK A, LAKESHORE COMMONS ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 20180000018401, O.P.R.R.C.T.;

THENCE ALONG THE SOUTH LINE OF SAID LOT 8 AND THE NORTH LINE OF SAID LOT 6 AS FOLLOWS:

(1) S 75°42'46" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 74.36 FEET TO AN "X" CUT SET;

(2) S 86°59'47" W, 154.50 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";

(3) S 42°07'52" W, 17.76 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";

(4) N 72°08'04" W, 46.17 FEET TO AN "X" CUT FOUND;

(5) N 47°04'05" W, AT A DISTANCE OF 22.78 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 3 AND AN ELL CORNER OF SAID LOT 5, CONTINUING ALONG THE EAST LINE OF SAID LOT 5 IN ALL A TOTAL DISTANCE OF 33.07 FEET TO AND "X" CUT FOUND IN THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID LOT 8;

THENCE ALONG THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID LOT 8 AS FOLLOWS:

(1) N 03°01'36" W, 116.19 FEET TO AN "X" CUT FOUND, BEING THE BEGINNING OF A CURVE TO THE LEFT;

(2) NORTHWESTERLY, AN ARC LENGTH OF 27.09 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 44°20'38" AND A CHORD BEARING OF N 25°28'00" W, 26.42 FEET TO AN "X" CUT FOUND;

(3) N 03°01'36" W, 50.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.401 ACRES (61,014 SQUARE FEET) OF LAND, MORE OR LESS.

## SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, 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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373 ON March 20, 2020. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR  
STATE OF TEXAS NO. 6373  
EMAIL: Aaron@SWIERASSOCIATES.COM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF DALLAS

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 9, BLOCK A, LAKESHORE COMMONS 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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 9, BLOCK A, LAKESHORE COMMONS HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I 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 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; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS, BY MAKING CERTIFIED REQUESTIONS 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.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. I, MY ACCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTION'S MADE HEREIN.

WITNESS OUR HANDS THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2020:

FOR: MOORE WORTH INVESTMENTS, LLC

OWNER

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OF MOORE WORTH INVESTMENTS, LLC, 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

PRINTED NAME

## SURVEYOR

OWNER  
MOORE WORTH INVESTMENTS, LLC  
10210 N. CENTRAL EXPRESSWAY,  
SUITE 300, DALLAS, TX 75231  
CONTACT: WORTH WILLIAMS  
PH: (214) 415-9993

SWIER & ASSOCIATES, INC.  
2201 EAST LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: RANDY EARDLEY, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713

## RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN

DATE

## APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_ 2020.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_ 2020.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

## GENERAL NOTES:

1. 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 BEEN 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.

2. THE PURPOSE OF THIS REPLAT IS TO ABANDON THE WATER EASEMENT INDICATED HEREON, AND CREATE THE WATER EASEMENT INDICATED HEREON.

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE FOREGOING INSTRUMENT, 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

PRINTED NAME

# PRELIMINARY FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

## REPLAT LOT 9, BLOCK A LAKESHORE COMMONS

BEING A REPLAT OF LOT 8, BLOCK A, LAKESHORE COMMONS AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NUMBER - P2020-\*\*\* ONE LOT 1.401 ACRES

PREPARED BY:  
**SWIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.swierassociates.com  
Texas Board of Professional Land Surveying Registration No. 00053900

SHEET 2 OF 2

DATE: 3/20/2020  
W.A. No. 17144



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Map-Check RPL2RBAL 10/11/18 10:55:19 Factor: 1.000000  
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Correct End - N: 5000.00000 E: 5000.00000  
Calc. End - N: 4999.99872 E: 4999.99845  
Error - N: -0.00 E: -0.00 Total: 0.00 Brg: N 50-28-50 E  
Distance Traversed: 976.44 Closure: 487077

No Adjustment

Bearing	Distance	North	East	Elevation	Pt.No.	
		5000.00000	5000.00000		1	
N 86-58-24 E	80.03	5004.22564	5079.91836		2	
RAD: 240.00 LEN: 44.60 TAN: 22.37 CEN.ANG: 10-38-54 CHORD: 44.54 MO: 1.04 EXT: 1.04 DEGREE: 23-52-24 SEG: 31 TRI: 5322 SEC: 5352						
S 03-01-36 E	240.00	4764.56043	5092.59054	0.000	3	PC->RP
N 07-37-18 E	240.00	5002.44014	5124.42203		4	RP->PT
S 87-42-09 E	44.54	5002.44014	5124.42203		4	PC->PT
RAD: 260.00 LEN: 65.42 TAN: 32.88 CEN.ANG: 14-25-01 CHORD: 65.25 MO: 2.05 EXT: 2.07 DEGREE: 22-02-13 SEG: 89 TRI: 8415 SEC: 8505						
N 07-37-18 E	260.00	5260.14307	5158.90677		5	PC->RP
S 06-47-42 E	260.00	5001.96943	5189.66990		6	RP->PT
S 89-35-12 E	65.25	5001.96943	5189.66990		6	PC->PT
RAD: 902.50 LEN: 21.09 TAN: 10.55 CEN.ANG: 1-20-20 CHORD: 21.09 MO: 0.06 EXT: 0.06 DEGREE: 6-20-55 SEG: 1 TRI: 9516 SEC: 9517						
N 06-47-44 W	902.50	5898.12909	5082.87983		7	PC->RP
S 08-08-04 E	902.50	5004.70934	5210.58031		8	RP->PT
N 82-32-06 E	21.09	5004.70934	5210.58031		8	PC->PT
RAD: 80.00 LEN: 85.01 TAN: 47.01 CEN.ANG: 60-53-00 CHORD: 81.07 MO: 11.03 EXT: 12.79 DEGREE: 71-37-11 SEG: 605 TRI: 2796 SEC: 3400						
S 08-08-04 E	80.00	4925.51424	5221.90002		9	PC->RP
N 52-44-56 E	80.00	4973.93899	5285.57925		10	RP->PT
S 67-41-34 E	81.07	4973.93899	5285.57925		10	PC->PT

S 14-17-14 E	165.99	4813.08293	5326.54274	11
S 75-42-46 W	74.36	4794.73216	5254.48263	12
S 86-59-47 W	154.50	4786.63653	5100.19488	13
S 42-07-52 W	17.76	4773.46550	5088.28095	14
N 72-06-04 W	46.17	4787.65531	5044.34556	15
N 47-04-05 W	33.07	4810.18025	5020.13292	16
N 03-01-36 W	116.19	4926.20817	5013.99801	17

RAD: 35.00 LEN: 27.09 TAN: 14.26 CEN.ANG: 44-20-38  
 CHORD: 26.42 MO: 2.59 EXT: 2.79 DEGREE: 163-42-08  
 SEG: 46 TRI: 428 SEC: 474

S 86-42-19 W	35.00	4924.19665	4979.05586	18	PC->RP
N 42-21-41 E	35.00	4950.05848	5002.63902	19	RP->PT
N 25-28-00 W	26.42	4950.05848	5002.63902	19	PC->PT
N 03-01-36 W	50.01	4999.99872	4999.99845	20	

Approx: Sq.Feet: 61014 Acres: 1.401





## 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](mailto:PLANNING@ROCKWALL.COM)

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**TO:** Planning and Zoning Commission  
**DATE:** April 14, 2020  
**APPLICANT:** Priya Acharya, PE; *Weir & Associates, Inc.*  
**CASE NUMBER:** P2020-017; *Lot 9, Block A, Lakeshore Commons Addition*

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#### **SUMMARY**

Consider a request by Priya Acharya, PE of Weir & Associates, Inc. on behalf of Worth Williams of Moore Worth Investments, LLC for the approval of a Replat for Lot 9, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified as Lot 8, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street [SH-205], and take any action necessary.

#### **PLAT INFORMATION**

- ☒ The applicant is requesting approval of a replat for the purpose of abandoning a portion an existing water easement situated on Lot 8, Block A, Lakeshore Commons Addition and establishing a new water easement necessary to serve this site. The legal description of this lot will be Lot 9, Block A, Lakeshore Commons Addition.
- ☒ On April 28, 2016, the City Council approved a preliminary plat [Case No. P2016-012] for Lots 1-4, Block A, Lakeshore Commons Addition for the purpose of laying out regional detention and preliminary utility and drainage plans for a proposed commercial center on the subject property. On April 3, 2017, the City Council approved a final plat [Case No. P2017-012] for the purpose of subdividing the subject property into four (4) lots (*i.e. Lots 1-4, Block A, Lakeshore Commons Addition*) and to establish the necessary fire lane, utility, public access, cross access, detention, and drainage easements for a proposed retail commercial center. On July 2, 2018, the City Council approved a request [Case No. Z2018-024] for a Specific Use Permit (SUP) [Ordinance No. 18-30; SUP No. S-191] to allow a *restaurant, 2,000 SF or more with a drive-through (i.e. Chick-Fil-A)* on the subject property. On August 14, 2018, the Planning and Zoning Commission approved a site plan [Case No. SP2018-020] for a *restaurant, 2,000 SF or more with a drive-through (i.e. Chick-Fil-A)* on the subject property. Subsequently, on August 20, 2018, the City Council approved all variances associated with the approved site plan. On November 5, 2018, the City Council approved a replat [P2018-036] of Lot 2, Block A, Lakeshore Commons Addition establishing Lot 8, Block A, Lakeshore Commons addition.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

#### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 9, Block A, Lakeshore Commons 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; and,
- (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.



4/9/2020

## City of Rockwall

### Project Plan Review History



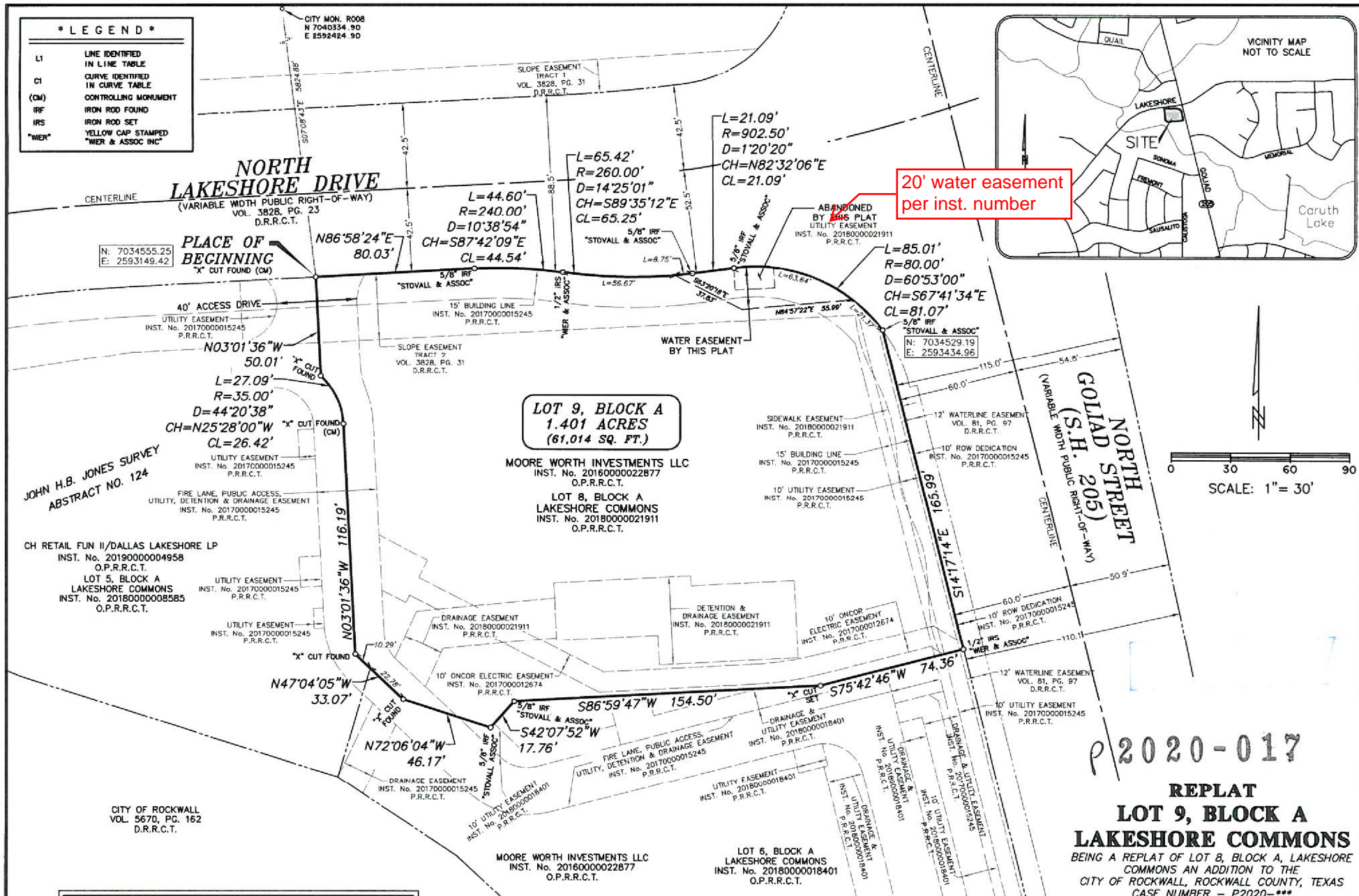
<b>Project Number</b>	P2020-017	<b>Owner</b>	MOORE WORTH INVESTMENTS LLC			<b>Applied</b>	3/20/2020	AG
<b>Project Name</b>	Lot 9, Block A, Lakeshore Commons	<b>Applicant</b>	PRIYA ACHARYA			<b>Approved</b>		
<b>Type</b>	PLAT					<b>Closed</b>		
<b>Subtype</b>	REPLAT					<b>Expired</b>		
<b>Status</b>	Staff Review					<b>Status</b>		
<b>Site Address</b>		<b>City, State Zip</b>						
S HWY 205		ROCKWALL, TX 75087				<b>Zoning</b>		
<b>Subdivision</b>		<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>		
LAKE SHORE COMMONS		8	A	8	4244-000A-0008-00-OR			

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	COMMENTS	
(3/26/2020 3:27 PM SJ)							
M - The easement to be abandoned is labeled as a 20' water easement, please update.							
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
GIS	Lance Singleton	3/20/2020	3/27/2020				
PLANNING	Korey Brooks	3/20/2020	3/27/2020	4/9/2020	20	COMMENTS	Comments



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2020-017; Lot 9, Block A, Lakeshore Commons. 2 Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request by Priya Acharya, PE of Weir & Associates, Inc. on behalf of Worth Williams of Moore Worth Investments LLC for the approval of a Replat for Lot 9, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified as Lot 8, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street [SH-205],.						
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 (P2020-017) 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:						
I.6 Please note that failure to address all comments provided by staff by5:00 PM on April 21, 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 The Planning & Zoning Meeting April 14, 2020.						
I.8 The City Council Meeting for this case is April 20, 2020.						
i.9 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held asregularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.						

* LEGEND *	
L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WER"	YELLOW CAP STAMPED "WER & ASSOC INC"



**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY  
PURPOSE AND SHALL NOT BE USED OR VIEWED OR  
RELIED UPON AS A FINAL SURVEY DOCUMENT.

**OWNER**  
**MOORE WORTH INVESTMENTS, LLC**  
10210 N. CENTRAL EXPRESSWAY,  
SUITE 300, DALLAS, TX 75231  
CONTACT: WORTH WILLIAMS  
PH: (214) 415-9993

**SURVEYOR**  
**WIER & ASSOCIATES, INC.**  
2201 EAST LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: RANDY EARDLEY, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713

**REPLAT**  
**LOT 9, BLOCK A**  
**LAKESHORE COMMONS**  
BEING A REPLAT OF LOT 8, BLOCK A, LAKESHORE  
COMMONS AN ADDITION TO THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NUMBER - P2020-017  
ONE LOT 1.401 ACRES  
PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Fire Registration No. F-2776 www.wierassociates.com  
Texas Board of Professional Land Surveying Registration No. 10035900  
DATE: 3/20/2020  
W.A. No. 17144

SHEET 1 OF 2





## DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-017

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

#### Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>  
☐ Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>  
☐ Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>  
☒ Replat (~~\$200.00 + \$20.00 Acre~~)<sup>1</sup> Platting Fee is Waived  
☐ Amending or Minor Plat (\$150.00)  
☐ Plat Reinstatement Request (\$100.00)

#### Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>  
☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

#### Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>  
☐ Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>  
☐ PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

#### Other Application Fees:

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

#### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

### PROPERTY INFORMATION [PLEASE PRINT]

Address 1979 N. Goliad Street

Subdivision Lakeshore Commons

Lot 8 Block A

General Location Located at the Southwest Corner of N. Lakeshore Drive and Hwy 205

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

Current Zoning PD-65 w/ GR & SH 205 Overlay

Current Use Vacant/Under Construction

Proposed Zoning

Proposed Use Fast Food Restaurant

Acreage 1.401

Lots [Current] 1

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 Mare Worth Investments, LLC  
 Contact Person Worth Williams  
 Address 8445 Freepart Pkwy  
Suite 175  
 City, State & Zip Irving, TX 75063  
 Phone 214-475-9993  
 E-Mail worth@worthwilliams.com

☒ Applicant Wier & Associates, Inc.  
 Contact Person Priya Acharya, PE  
 Address 2201 E. Lamar Blvd. Suite 200E  
 City, State & Zip Arlington, Texas 76006  
 Phone 817-467-7700  
 E-Mail PriyaA@WierAssociates.com

### NOTARY VERIFICATION [REQUIRED]

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

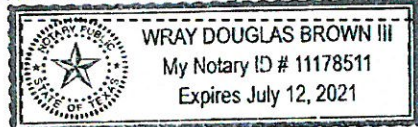
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 0.00 - no fee, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any 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 20<sup>th</sup> day of March, 2020.

Owner's Signature

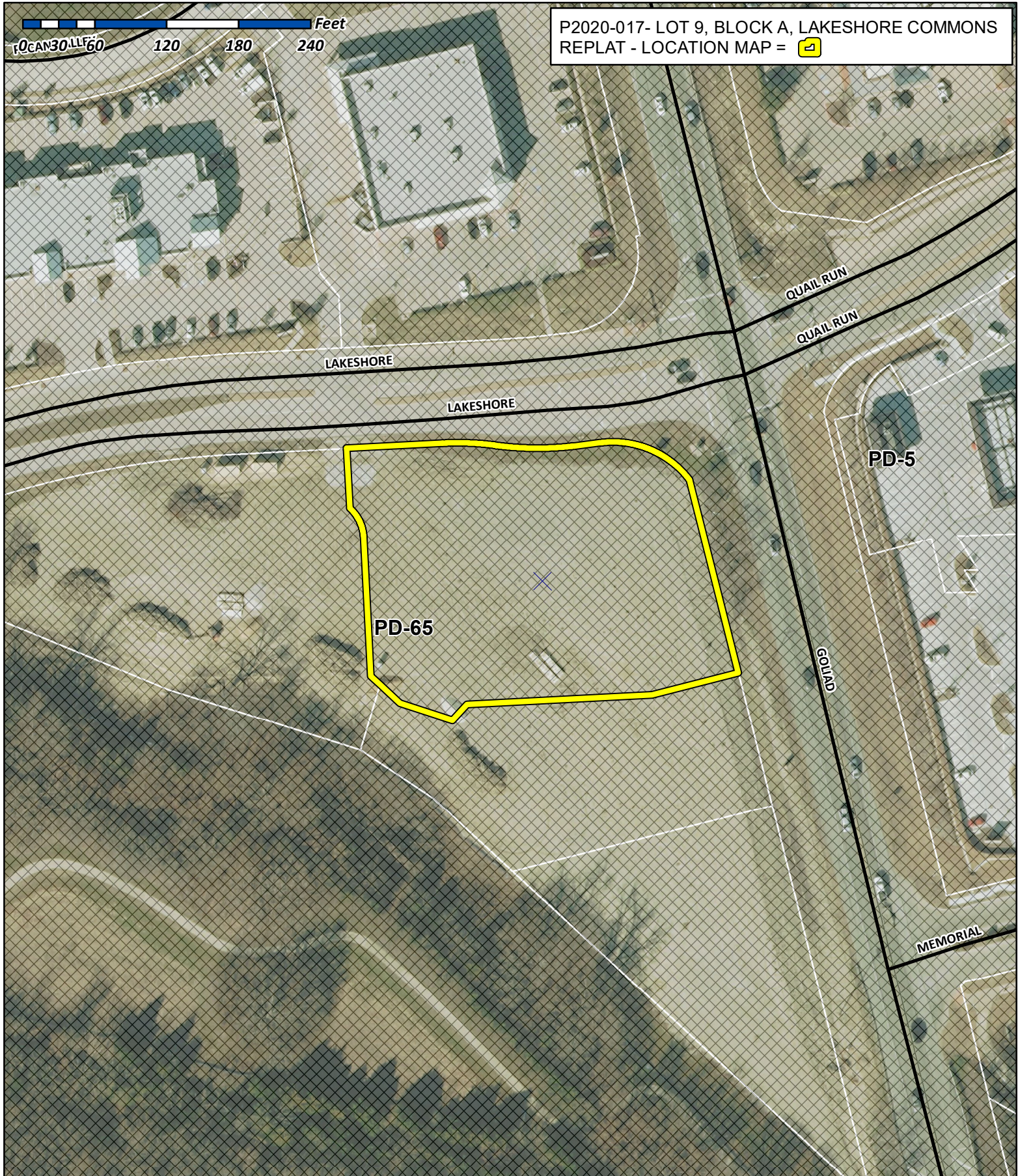
Notary Public in and for the State of Texas

Wray Douglas Brown III



My Commission Expires 07/12/2021

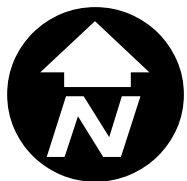




## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

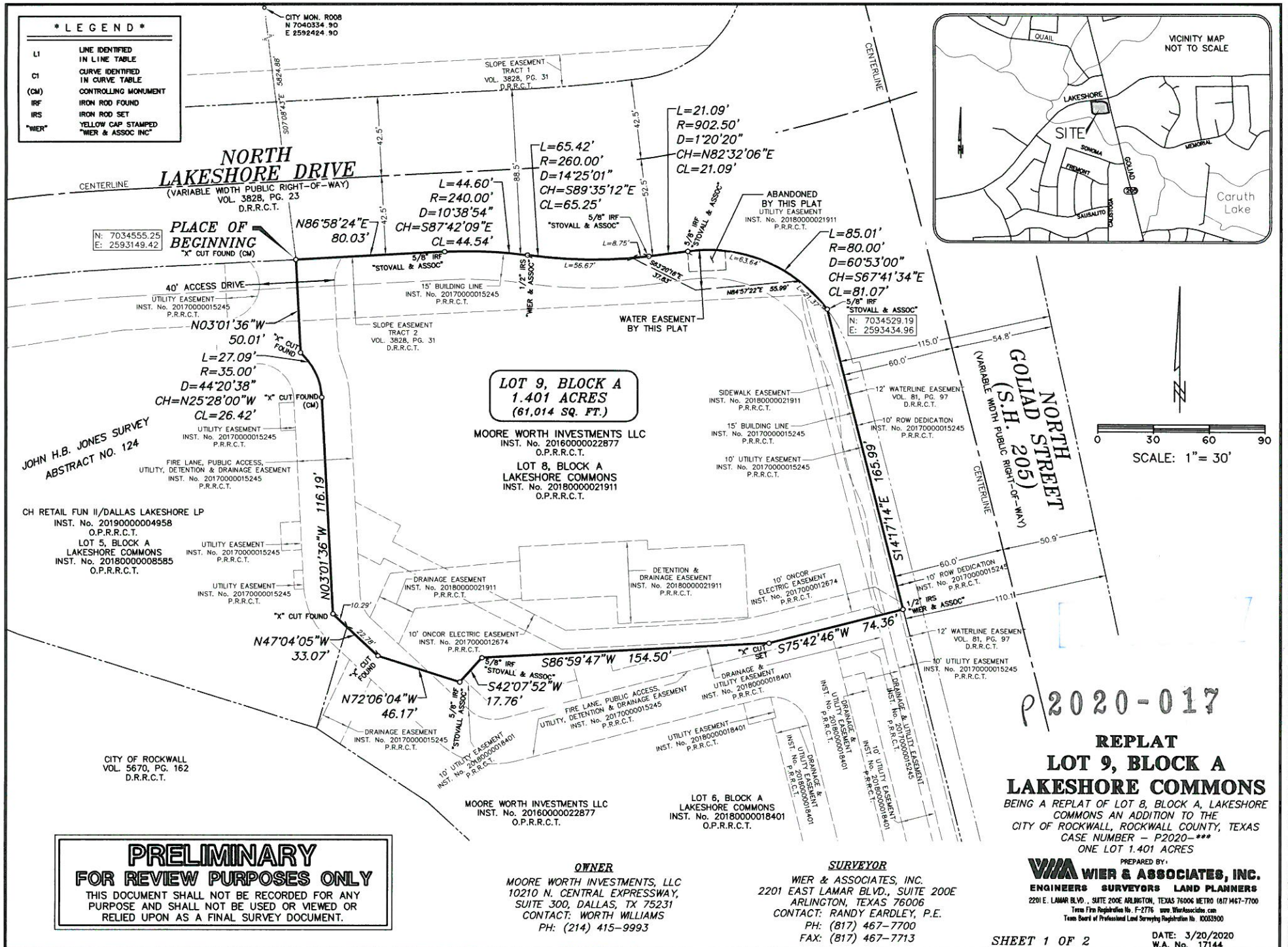
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





**\* LEGEND \***

L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	YELLOW CAP STAMPED "WIER & ASSOC INC"



# OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS MOORE WORTH INVESTMENTS, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS, BEING ALL OF LOT 8, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 20180000021911, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF NORTH LAKESHORE DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID LOT 8, AND THE NORTHEAST CORNER OF LOT 5, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 2018000008585, O.P.R.R.C.T.;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH LAKESHORE DRIVE AND THE NORTH LINE OF SAID LOT 8 AS FOLLOWS:

(1) N 86°58'24" E, 80.03 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(2) EASTERLY, AN ARC LENGTH OF 44.60 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 10°38'54" AND A CHORD BEARING OF S 87°42'09" E, 44.54 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC" BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

(3) EASTERLY, AN ARC LENGTH OF 65.42 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 14°25'01" AND A CHORD BEARING OF S 89°35'12" E, 65.25 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

(4) EASTERLY, AN ARC LENGTH OF 21.09 FEET ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 902.50 FEET, A DELTA ANGLE OF 01°20'20" AND A CHORD BEARING OF N 82°32'06" E, 21.09 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 8 AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

(5) SOUTHEASTERLY, AN ARC LENGTH OF 85.01 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 60°53'00" AND A CHORD BEARING OF S 67°41'34" E, 81.07 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 8;

THENCE S 14°17'14" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET AND THE EAST LINE OF SAID LOT 8, 165.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC" BEING THE SOUTHEAST CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF LOT 6 BLOCK A, LAKESHORE COMMONS ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 20180000018401, O.P.R.R.C.T.;

THENCE ALONG THE SOUTH LINE OF SAID LOT 8 AND THE NORTH LINE OF SAID LOT 6 AS FOLLOWS:

(1) S 75°42'46" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 74.36 FEET TO AN "X" CUT SET;

(2) S 86°59'47" W, 154.50 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";

(3) S 42°07'52" W, 17.76 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";

(4) N 72°08'04" W, 46.17 FEET TO AN "X" CUT FOUND;

(5) N 47°04'05" W, AT A DISTANCE OF 22.78 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 3 AND AN ELL CORNER OF SAID LOT 5, CONTINUING ALONG THE EAST LINE OF SAID LOT 5 IN ALL A TOTAL DISTANCE OF 33.07 FEET TO AND "X" CUT FOUND IN THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID LOT 8;

THENCE ALONG THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID LOT 8 AS FOLLOWS:

(1) N 03°01'36" W, 116.19 FEET TO AN "X" CUT FOUND, BEING THE BEGINNING OF A CURVE TO THE LEFT;

(2) NORTHWESTERLY, AN ARC LENGTH OF 27.09 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 44°20'38" AND A CHORD BEARING OF N 25°28'00" W, 26.42 FEET TO AN "X" CUT FOUND;

(3) N 03°01'36" W, 50.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.401 ACRES (61,014 SQUARE FEET) OF LAND, MORE OR LESS.

## SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, 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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373 ON March 20, 2020. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR  
STATE OF TEXAS NO. 6373  
EMAIL: Aaron@SWIERASSOCIATES.COM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF DALLAS

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 9, BLOCK A, LAKESHORE COMMONS 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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 9, BLOCK A, LAKESHORE COMMONS HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I 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 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; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS, BY MAKING CERTIFIED REQUESTIONS 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.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. I, MY ACCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTION'S MADE HEREIN.

WITNESS OUR HANDS THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020:

FOR: MOORE WORTH INVESTMENTS, LLC

OWNER

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OF MOORE WORTH INVESTMENTS, LLC, 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

PRINTED NAME

## SURVEYOR

OWNER  
MOORE WORTH INVESTMENTS, LLC  
10210 N. CENTRAL EXPRESSWAY,  
SUITE 300, DALLAS, TX 75231  
CONTACT: WORTH WILLIAMS  
PH: (214) 415-9993

SWIER & ASSOCIATES, INC.  
2201 EAST LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: RANDY EARDLEY, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713

## RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN

DATE

## APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

## GENERAL NOTES:

1. 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 BEEN 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.

2. THE PURPOSE OF THIS REPLAT IS TO ABANDON THE WATER EASEMENT INDICATED HEREON, AND CREATE THE WATER EASEMENT INDICATED HEREON.

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OF MOORE WORTH INVESTMENTS, LLC, 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

PRINTED NAME

# PRELIMINARY FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

## REPLAT LOT 9, BLOCK A LAKESHORE COMMONS

BEING A REPLAT OF LOT 8, BLOCK A, LAKESHORE COMMONS AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NUMBER - P2020-\*\*\*  
ONE LOT 1.401 ACRES

PREPARED BY:  
**SWIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.swierassociates.com  
Texas Board of Professional Land Surveying Registration No. 00053900

SHEET 2 OF 2

DATE: 3/20/2020  
W.A. No. 17144



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Map-Check RPL2RBAL 10/11/18 10:55:19 Factor: 1.000000  
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Correct End - N: 5000.00000 E: 5000.00000  
Calc. End - N: 4999.99872 E: 4999.99845  
Error - N: -0.00 E: -0.00 Total: 0.00 Brg: N 50-28-50 E  
Distance Traversed: 976.44 Closure: 487077

No Adjustment

Bearing	Distance	North	East	Elevation	Pt.No.	
		5000.00000	5000.00000		1	
N 86-58-24 E	80.03	5004.22564	5079.91836		2	
RAD: 240.00 LEN: 44.60 TAN: 22.37 CEN.ANG: 10-38-54 CHORD: 44.54 MO: 1.04 EXT: 1.04 DEGREE: 23-52-24 SEG: 31 TRI: 5322 SEC: 5352						
S 03-01-36 E	240.00	4764.56043	5092.59054	0.000	3	PC->RP
N 07-37-18 E	240.00	5002.44014	5124.42203		4	RP->PT
S 87-42-09 E	44.54	5002.44014	5124.42203		4	PC->PT
RAD: 260.00 LEN: 65.42 TAN: 32.88 CEN.ANG: 14-25-01 CHORD: 65.25 MO: 2.05 EXT: 2.07 DEGREE: 22-02-13 SEG: 89 TRI: 8415 SEC: 8505						
N 07-37-18 E	260.00	5260.14307	5158.90677		5	PC->RP
S 06-47-42 E	260.00	5001.96943	5189.66990		6	RP->PT
S 89-35-12 E	65.25	5001.96943	5189.66990		6	PC->PT
RAD: 902.50 LEN: 21.09 TAN: 10.55 CEN.ANG: 1-20-20 CHORD: 21.09 MO: 0.06 EXT: 0.06 DEGREE: 6-20-55 SEG: 1 TRI: 9516 SEC: 9517						
N 06-47-44 W	902.50	5898.12909	5082.87983		7	PC->RP
S 08-08-04 E	902.50	5004.70934	5210.58031		8	RP->PT
N 82-32-06 E	21.09	5004.70934	5210.58031		8	PC->PT
RAD: 80.00 LEN: 85.01 TAN: 47.01 CEN.ANG: 60-53-00 CHORD: 81.07 MO: 11.03 EXT: 12.79 DEGREE: 71-37-11 SEG: 605 TRI: 2796 SEC: 3400						
S 08-08-04 E	80.00	4925.51424	5221.90002		9	PC->RP
N 52-44-56 E	80.00	4973.93899	5285.57925		10	RP->PT
S 67-41-34 E	81.07	4973.93899	5285.57925		10	PC->PT

S 14-17-14 E	165.99	4813.08293	5326.54274	11
S 75-42-46 W	74.36	4794.73216	5254.48263	12
S 86-59-47 W	154.50	4786.63653	5100.19488	13
S 42-07-52 W	17.76	4773.46550	5088.28095	14
N 72-06-04 W	46.17	4787.65531	5044.34556	15
N 47-04-05 W	33.07	4810.18025	5020.13292	16
N 03-01-36 W	116.19	4926.20817	5013.99801	17

RAD: 35.00 LEN: 27.09 TAN: 14.26 CEN.ANG: 44-20-38  
 CHORD: 26.42 MO: 2.59 EXT: 2.79 DEGREE: 163-42-08  
 SEG: 46 TRI: 428 SEC: 474

S 86-42-19 W	35.00	4924.19665	4979.05586	18	PC->RP
N 42-21-41 E	35.00	4950.05848	5002.63902	19	RP->PT
N 25-28-00 W	26.42	4950.05848	5002.63902	19	PC->PT
N 03-01-36 W	50.01	4999.99872	4999.99845	20	

Approx: Sq.Feet: 61014 Acres: 1.401





# 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

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TO: Mayor and City Council  
DATE: April 20, 2020  
APPLICANT: Priya Acharya, PE; *Weir & Associates, Inc.*  
CASE NUMBER: P2020-017; *Lot 9, Block A, Lakeshore Commons Addition*

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### SUMMARY

Consider a request by Priya Acharya, PE of Weir & Associates, Inc. on behalf of Worth Williams of Moore Worth Investments, LLC for the approval of a Replat for Lot 9, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified as Lot 8, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street [SH-205], and take any action necessary.

### PLAT INFORMATION

- ☒ The applicant is requesting approval of a replat for the purpose of abandoning a portion an existing water easement situated on Lot 8, Block A, Lakeshore Commons Addition and establishing a new water easement necessary to serve this site. The legal description of this lot will be Lot 9, Block A, Lakeshore Commons Addition.
- ☒ On April 28, 2016, the City Council approved a preliminary plat [Case No. P2016-012] for Lots 1-4, Block A, Lakeshore Commons Addition for the purpose of laying out regional detention and preliminary utility and drainage plans for a proposed commercial center on the subject property. On April 3, 2017, the City Council approved a final plat [Case No. P2017-012] for the purpose of subdividing the subject property into four (4) lots (i.e. *Lots 1-4, Block A, Lakeshore Commons Addition*) and to establish the necessary fire lane, utility, public access, cross access, detention, and drainage easements for a proposed retail commercial center. On July 2, 2018, the City Council approved a request [Case No. Z2018-024] for a Specific Use Permit (SUP) [Ordinance No. 18-30; SUP No. S-191] to allow a *restaurant, 2,000 SF or more with a drive-through (i.e. Chick-Fil-A)* on the subject property. On August 14, 2018, the Planning and Zoning Commission approved a site plan [Case No. SP2018-020] for a *restaurant, 2,000 SF or more with a drive-through (i.e. Chick-Fil-A)* on the subject property. Subsequently, on August 20, 2018, the City Council approved all variances associated with the approved site plan. On November 5, 2018, the City Council approved a replat [P2018-036] of Lot 2, Block A, Lakeshore Commons Addition establishing Lot 8, Block A, Lakeshore Commons addition.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 9, Block A, Lakeshore Commons 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; and,
- (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 April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat by a vote of 6-0, with Chairman Chodun absent.



4/9/2020

## City of Rockwall

### Project Plan Review History



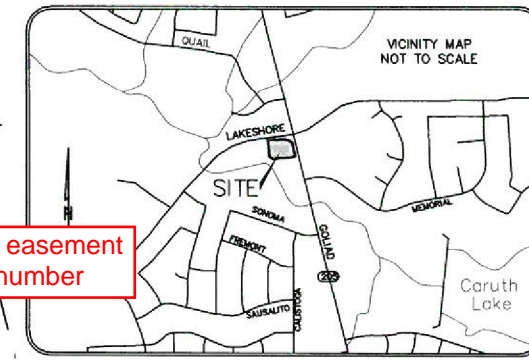
<b>Project Number</b>	P2020-017	<b>Owner</b>	MOORE WORTH INVESTMENTS LLC			<b>Applied</b>	3/20/2020	AG
<b>Project Name</b>	Lot 9, Block A, Lakeshore Commons	<b>Applicant</b>	PRIYA ACHARYA			<b>Approved</b>		
<b>Type</b>	PLAT					<b>Closed</b>		
<b>Subtype</b>	REPLAT					<b>Expired</b>		
<b>Status</b>	Staff Review					<b>Status</b>		
<b>Site Address</b>		<b>City, State Zip</b>						
S HWY 205		ROCKWALL, TX 75087				<b>Zoning</b>		
<b>Subdivision</b>		<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>		
LAKE SHORE COMMONS		8	A	8	4244-000A-0008-00-OR			

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	COMMENTS	
(3/26/2020 3:27 PM SJ)							
M - The easement to be abandoned is labeled as a 20' water easement, please update.							
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
GIS	Lance Singleton	3/20/2020	3/27/2020				
PLANNING	Korey Brooks	3/20/2020	3/27/2020	4/9/2020	20	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>P2020-017; Lot 9, Block A, Lakeshore Commons. 2 Addition</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments)</p> <p>I.1 This is a request by Priya Acharya, PE of Weir &amp; Associates, Inc. on behalf of Worth Williams of Moore Worth Investments LLC for the approval of a Replat for Lot 9, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified as Lot 8, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street [SH-205],.</p> <p>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.</p> <p>M.3 For reference, include the case number (P2020-017) in the lower right-hand corner of all pages on future submittals</p> <p>I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).</p> <p>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:</p> <p>I.6 Please note that failure to address all comments provided by staff by5:00 PM on April 21, 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.</p> <p>I.7 The Planning &amp; Zoning Meeting April 14, 2020.</p> <p>I.8 The City Council Meeting for this case is April 20, 2020.</p> <p>i.9 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held asregularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.</p>						



L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	YELLOW CAP STAMPED "WIER & ASSOC INC"



**WIA** PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Fire Registration No. F-2776 [www.WierAssociates.com](http://www.WierAssociates.com)  
Texas Board of Professional Land Surveying Registration No. 0033900

**OWNER**  
MOORE WORTH INVESTMENTS, LLC  
10210 N. CENTRAL EXPRESSWAY,  
SUITE 300, DALLAS, TX 75231  
CONTACT: WORTH WILLIAMS  
PH: (214) 415-9993

*SHEET 1 OF 2*

DATE: 3/20/2020  
W.A. No. 17144





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2020-017

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- ☐ Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- ☒ Replat (~~\$200.00 + \$20.00 Acre~~)<sup>1</sup> Platting Fee is Waived
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

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

#### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1979 N. Goliad Street

Subdivision Lakeshore Commons

Lot 8 Block A

General Location Located at the Southwest Corner of N. Lakeshore Drive and Hwy 205

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

Current Zoning PD-65 w/ GR & SH 205 Overlay

Current Use Vacant/Under Construction

Proposed Zoning

Proposed Use Fast Food Restaurant

Acreage 1.401

Lots [Current] 1

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  
Contact Person Maura Worth Williams  
Address 8445 Freepart Pkwy Suite 175  
City, State & Zip Irving, TX 75063  
Phone 214-475-9993  
E-Mail worth@worthwilliams.com

☒ Applicant Wier & Associates, Inc.  
Contact Person Priya Acharya, PE  
Address 2201 E. Lamar Blvd. Suite 200E  
City, State & Zip Arlington, Texas 76006  
Phone 817-467-7700  
E-Mail PriyaA@WierAssociates.com

## NOTARY VERIFICATION [REQUIRED]

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

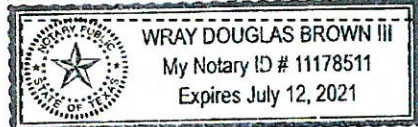
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 0.00 - no fee, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any 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 20<sup>th</sup> day of March, 2020.

Owner's Signature

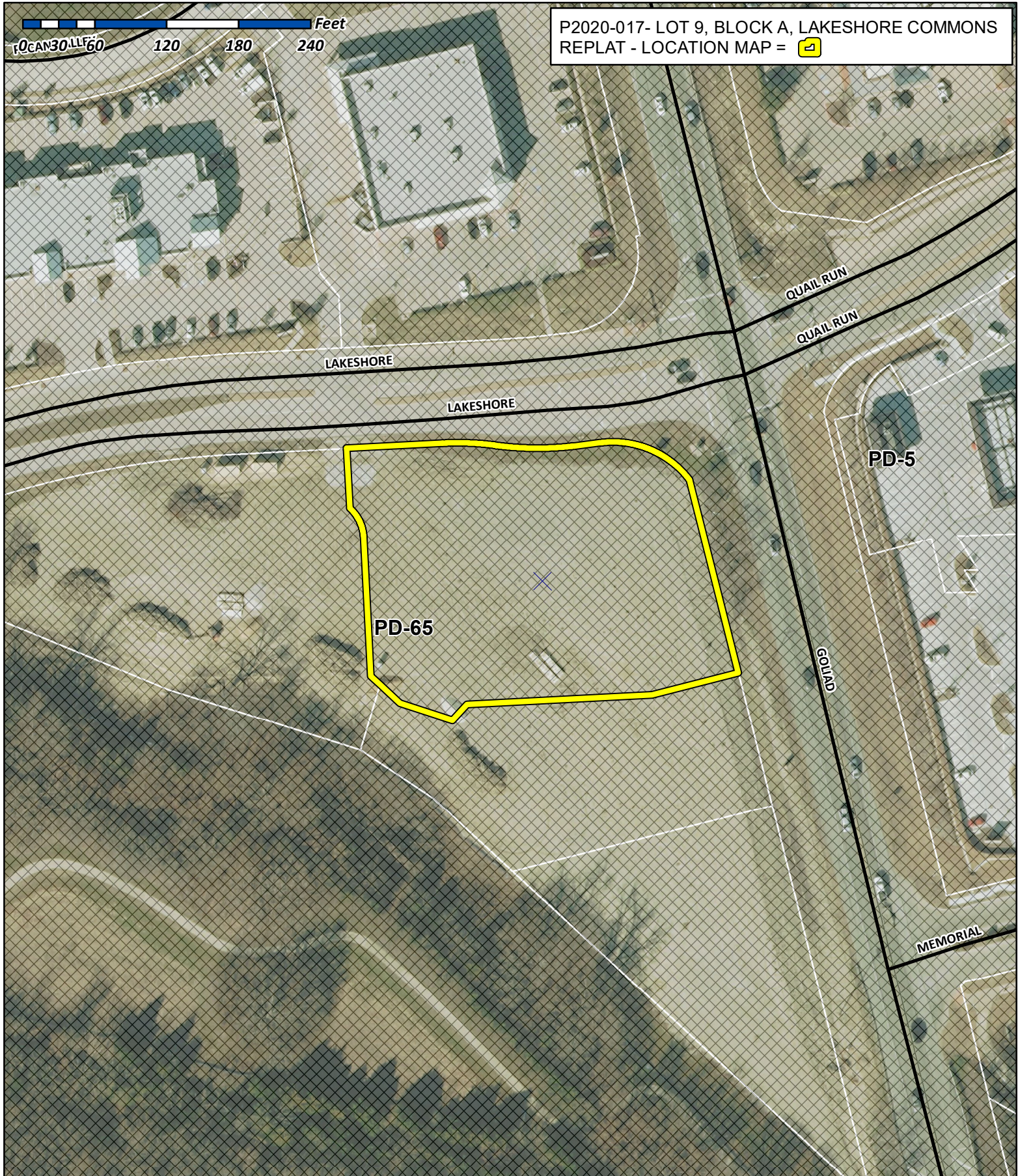
Notary Public in and for the State of Texas

Wray Douglas Brown III



My Commission Expires 07/12/2021

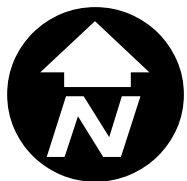




## City of Rockwall

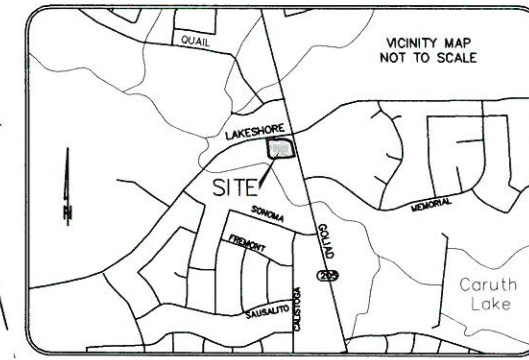
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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.





L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	YELLOW CAP STAMPED "WIER & ASSOC INC"



р/2020-017

BEING A REPLAT OF LOT 8, BLOCK A, LAKESHORE  
COMMONS AN ADDITION TO THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NUMBER - P2020-\*\*\*  
ONE LOT 1.401 ACRES

**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
 2201 E. LAMAR BLVD., SUITE 200C ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
 Texas Firm Registration No. F-2776 [www.WierAssociates.com](http://www.WierAssociates.com)  
 Texas Board of Professional Land Surveyors Registration No. 10033900

DATE: 3/20/2020  
W.A. No. 17144

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY  
PURPOSE AND SHALL NOT BE USED OR VIEWED OR  
RELIED UPON AS A FINAL SURVEY DOCUMENT.

**OWNER**  
MOORE WORTH INVESTMENTS, LLC  
10210 N. CENTRAL EXPRESSWAY,  
SUITE 300, DALLAS, TX 75231  
CONTACT: WORTH WILLIAMS  
PH: (214) 415-9993

**SURVEYOR**  
WIER & ASSOCIATES, INC.  
2201 EAST LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: RANDY EARDLEY, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7213



# OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS MOORE WORTH INVESTMENTS, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS, BEING ALL OF LOT 8, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 20180000021911, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF NORTH LAKESHORE DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID LOT 8, AND THE NORTHEAST CORNER OF LOT 5, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 2018000008585, O.P.R.R.C.T.;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH LAKESHORE DRIVE AND THE NORTH LINE OF SAID LOT 8 AS FOLLOWS:

(1) N 86°58'24" E, 80.03 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(2) EASTERLY, AN ARC LENGTH OF 44.60 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 10°38'54" AND A CHORD BEARING OF S 87°42'09" E, 44.54 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC" BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

(3) EASTERLY, AN ARC LENGTH OF 65.42 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 14°25'01" AND A CHORD BEARING OF S 89°35'12" E, 65.25 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

(4) EASTERLY, AN ARC LENGTH OF 21.09 FEET ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 902.50 FEET, A DELTA ANGLE OF 01°20'20" AND A CHORD BEARING OF N 82°32'06" E, 21.09 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 8 AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

(5) SOUTHEASTERLY, AN ARC LENGTH OF 85.01 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 60°53'00" AND A CHORD BEARING OF S 67°41'34" E, 81.07 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 8;

THENCE S 14°17'14" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET AND THE EAST LINE OF SAID LOT 8, 165.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC" BEING THE SOUTHEAST CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF LOT 6 BLOCK A, LAKESHORE COMMONS ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 20180000018401, O.P.R.R.C.T.;

THENCE ALONG THE SOUTH LINE OF SAID LOT 8 AND THE NORTH LINE OF SAID LOT 6 AS FOLLOWS:

(1) S 75°42'46" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 74.36 FEET TO AN "X" CUT SET;

(2) S 86°59'47" W, 154.50 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";

(3) S 42°07'52" W, 17.76 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";

(4) N 72°08'04" W, 46.17 FEET TO AN "X" CUT FOUND;

(5) N 47°04'05" W, AT A DISTANCE OF 22.78 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 3 AND AN ELL CORNER OF SAID LOT 5, CONTINUING ALONG THE EAST LINE OF SAID LOT 5 IN ALL A TOTAL DISTANCE OF 33.07 FEET TO AND "X" CUT FOUND IN THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID LOT 8;

THENCE ALONG THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID LOT 8 AS FOLLOWS:

(1) N 03°01'36" W, 116.19 FEET TO AN "X" CUT FOUND, BEING THE BEGINNING OF A CURVE TO THE LEFT;

(2) NORTHWESTERLY, AN ARC LENGTH OF 27.09 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 44°20'38" AND A CHORD BEARING OF N 25°28'00" W, 26.42 FEET TO AN "X" CUT FOUND;

(3) N 03°01'36" W, 50.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.401 ACRES (61,014 SQUARE FEET) OF LAND, MORE OR LESS.

## SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, 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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373 ON March 20, 2020. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR  
STATE OF TEXAS NO. 6373  
EMAIL: Aaron@WIERASSOCIATES.COM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF DALLAS

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 9, BLOCK A, LAKESHORE COMMONS 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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 9, BLOCK A, LAKESHORE COMMONS HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I 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 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; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS, BY MAKING CERTIFIED REQUESTIONS 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.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. I, MY ACCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTION'S MADE HEREIN.

WITNESS OUR HANDS THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020:

FOR: MOORE WORTH INVESTMENTS, LLC

OWNER

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OF MOORE WORTH INVESTMENTS, LLC, 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

PRINTED NAME

## SURVEYOR

OWNER  
MOORE WORTH INVESTMENTS, LLC  
10210 N. CENTRAL EXPRESSWAY,  
SUITE 300, DALLAS, TX 75231  
CONTACT: WORTH WILLIAMS  
PH: (214) 415-9993

WIER & ASSOCIATES, INC.  
2201 EAST LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: RANDY EARDLEY, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713

## RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN

DATE

## APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

## GENERAL NOTES:

1. 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 BEEN 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.

2. THE PURPOSE OF THIS REPLAT IS TO ABANDON THE WATER EASEMENT INDICATED HEREON, AND CREATE THE WATER EASEMENT INDICATED HEREON.

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE FOREGOING INSTRUMENT, 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

PRINTED NAME

# PRELIMINARY FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

## REPLAT LOT 9, BLOCK A LAKESHORE COMMONS

BEING A REPLAT OF LOT 8, BLOCK A, LAKESHORE COMMONS AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NUMBER - P2020-\*\*\* ONE LOT 1.401 ACRES

PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 00053900

SHEET 2 OF 2

DATE: 3/20/2020  
W.A. No. 17144

-----  
Map-Check RPL2RBAL 10/11/18 10:55:19 Factor: 1.000000  
-----

Correct End - N: 5000.00000 E: 5000.00000  
Calc. End - N: 4999.99872 E: 4999.99845  
Error - N: -0.00 E: -0.00 Total: 0.00 Brg: N 50-28-50 E  
Distance Traversed: 976.44 Closure: 487077

No Adjustment

Bearing	Distance	North	East	Elevation	Pt.No.	
		5000.00000	5000.00000		1	
N 86-58-24 E	80.03	5004.22564	5079.91836		2	
RAD: 240.00 LEN: 44.60 TAN: 22.37 CEN.ANG: 10-38-54 CHORD: 44.54 MO: 1.04 EXT: 1.04 DEGREE: 23-52-24 SEG: 31 TRI: 5322 SEC: 5352						
S 03-01-36 E	240.00	4764.56043	5092.59054	0.000	3	PC->RP
N 07-37-18 E	240.00	5002.44014	5124.42203		4	RP->PT
S 87-42-09 E	44.54	5002.44014	5124.42203		4	PC->PT
RAD: 260.00 LEN: 65.42 TAN: 32.88 CEN.ANG: 14-25-01 CHORD: 65.25 MO: 2.05 EXT: 2.07 DEGREE: 22-02-13 SEG: 89 TRI: 8415 SEC: 8505						
N 07-37-18 E	260.00	5260.14307	5158.90677		5	PC->RP
S 06-47-42 E	260.00	5001.96943	5189.66990		6	RP->PT
S 89-35-12 E	65.25	5001.96943	5189.66990		6	PC->PT
RAD: 902.50 LEN: 21.09 TAN: 10.55 CEN.ANG: 1-20-20 CHORD: 21.09 MO: 0.06 EXT: 0.06 DEGREE: 6-20-55 SEG: 1 TRI: 9516 SEC: 9517						
N 06-47-44 W	902.50	5898.12909	5082.87983		7	PC->RP
S 08-08-04 E	902.50	5004.70934	5210.58031		8	RP->PT
N 82-32-06 E	21.09	5004.70934	5210.58031		8	PC->PT
RAD: 80.00 LEN: 85.01 TAN: 47.01 CEN.ANG: 60-53-00 CHORD: 81.07 MO: 11.03 EXT: 12.79 DEGREE: 71-37-11 SEG: 605 TRI: 2796 SEC: 3400						
S 08-08-04 E	80.00	4925.51424	5221.90002		9	PC->RP
N 52-44-56 E	80.00	4973.93899	5285.57925		10	RP->PT
S 67-41-34 E	81.07	4973.93899	5285.57925		10	PC->PT



S 14-17-14 E	165.99	4813.08293	5326.54274	11
S 75-42-46 W	74.36	4794.73216	5254.48263	12
S 86-59-47 W	154.50	4786.63653	5100.19488	13
S 42-07-52 W	17.76	4773.46550	5088.28095	14
N 72-06-04 W	46.17	4787.65531	5044.34556	15
N 47-04-05 W	33.07	4810.18025	5020.13292	16
N 03-01-36 W	116.19	4926.20817	5013.99801	17

RAD: 35.00 LEN: 27.09 TAN: 14.26 CEN.ANG: 44-20-38  
 CHORD: 26.42 MO: 2.59 EXT: 2.79 DEGREE: 163-42-08  
 SEG: 46 TRI: 428 SEC: 474

S 86-42-19 W	35.00	4924.19665	4979.05586	18	PC->RP
N 42-21-41 E	35.00	4950.05848	5002.63902	19	RP->PT
N 25-28-00 W	26.42	4950.05848	5002.63902	19	PC->PT
N 03-01-36 W	50.01	4999.99872	4999.99845	20	

Approx: Sq.Feet: 61014 Acres: 1.401

## Lee, Henry

---

**From:** Miller, Ryan  
**Sent:** Wednesday, April 15, 2020 5:01 PM  
**To:** 'Priya Acharya'  
**Subject:** Comments for Case No. P2020-017  
**Attachments:** Project Comments (04.14.2020).pdf; Engineering Markups (03.20.2020).pdf

Priya ... Attached are the comments for Lot 9, Block A, Lakeshore Commons Addition. Please note that this will be going to the City Council this coming Monday for conditional approval. Also, Mr. Brooks is no longer with the City, so all future correspondence for this case will be through me. Thank you and please let me know if you have any additional questions. Thanks.



**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
RMILLER@ROCKWALL.COM  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

---

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NOTES

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- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD



## Lee, Henry

---

**From:** Gonzales, David  
**Sent:** Thursday, April 30, 2020 2:13 PM  
**To:** Johnston, Sarah; Kistner, Ariana  
**Subject:** FW: P2020-017 Lot 9, Lakeshore Commons Replat to Deliver to City  
**Attachments:** RE: Lakeshore Commons Lot 9 // Replat for Review P2020-017; 2020-017 Lot 9 Lakeshore Commons Replat-4-13-2020.pdf

Please review the revised plat for the Lot 9, Lakeshore Commons Addition and provide comments in TrakIt. If no comment, simply let me know you are OK. Case No. P2020-017.

Let me know if you have any questions.

Thank you,



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

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**From:** Priya Acharya [mailto:[PriyaA@wierassociates.com](mailto:PriyaA@wierassociates.com)]  
**Sent:** Thursday, April 30, 2020 2:04 PM  
**To:** Gonzales, David  
**Cc:** WA17144 ; Miller, Ryan  
**Subject:** RE: P2020-017 Lot 9, Lakeshore Commons Replat to Deliver to City

David –

Please find attached the plat addressing Staff Comments. Please let me know when we can submit mylars. (FYI - the mylars do not have a preliminary stamp on them)

**Priya Acharya, PE**

**WIER & ASSOCIATES, INC.**

**Engineers • Surveyors • Land Planners**

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[www.WierAssociates.com](http://www.WierAssociates.com)

Texas Engineering Firm No. F-2776  
Texas Land Surveying Firm No. 10033900

---

**From:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Sent:** Thursday, April 30, 2020 1:59 PM  
**To:** Priya Acharya <[PriyaA@wierassociates.com](mailto:PriyaA@wierassociates.com)>

**Cc:** WA17144 <[17144@wierassociates.com](mailto:17144@wierassociates.com)>; Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>

**Subject:** RE: P2020-017 Lot 9, Lakeshore Commons Replat to Deliver to City

Priya,

I am providing the staff comments that will need to be addressed so that staff can review prior to you submitting the plat on mylar for filing. Please forward a PDF version for review. Once all comments have been addressed, I will forward instructions for submittal of the mylars and associated documents.

Thank you,



**DAVID GONZALES, AICP**

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[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

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**From:** Priya Acharya [<mailto:PriyaA@wierassociates.com>]

**Sent:** Thursday, April 30, 2020 1:22 PM

**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>

**Cc:** WA17144 <[17144@wierassociates.com](mailto:17144@wierassociates.com)>

**Subject:** P2020-017 Lot 9, Lakeshore Commons Replat to Deliver to City

Good afternoon David –

I am ready to submit the mylar plats and tax certificate to the City for City signatures and filing at the County (when the courthouse opens back up). May I ask what the current procedure is for submitting mylars? Can we FedEx it to your office?

**Priya Acharya, PE**

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Texas Land Surveying Firm No. 10033900

---

**From:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>

**Sent:** Wednesday, April 22, 2020 7:57 AM

**To:** Priya Acharya <[PriyaA@wierassociates.com](mailto:PriyaA@wierassociates.com)>

**Cc:** WA17144 <[17144@wierassociates.com](mailto:17144@wierassociates.com)>

**Subject:** RE: Comments for Case No. P2020-017

Priya ... Yes the replat was approved. Thanks.



**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
RMILLER@ROCKWALL.COM  
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---

**From:** Priya Acharya <[PriyaA@wierassociates.com](mailto:PriyaA@wierassociates.com)>

**Sent:** Wednesday, April 22, 2020 7:28 AM

**To:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>

**Cc:** WA17144 <[17144@wierassociates.com](mailto:17144@wierassociates.com)>

**Subject:** RE: Comments for Case No. P2020-017

Good morning Ryan –

Would you please confirm that the replat for Lot 9, Lakeshore Commons was approved as part of the consent agenda at the 4/20 City Council hearing?

**Priya Acharya, PE**

**WIER & ASSOCIATES, INC.**

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**From:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>

**Sent:** Wednesday, April 15, 2020 5:01 PM

**To:** Priya Acharya <[PriyaA@wierassociates.com](mailto:PriyaA@wierassociates.com)>

**Subject:** Comments for Case No. P2020-017

Priya ... Attached are the comments for Lot 9, Block A, Lakeshore Commons Addition. Please note that this will be going to the City Council this coming Monday for conditional approval. Also, Mr. Brooks is no longer with the City, so all future correspondence for this case will be through me. Thank you and please let me know if you have any additional questions. Thanks.

**RYAN C. MILLER, AICP**

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## Lee, Henry

---

**From:** Kistner, Ariana  
**Sent:** Friday, May 1, 2020 10:02 AM  
**To:** Gonzales, David  
**Subject:** RE: P2020-017 Lot 9, Lakeshore Commons Replat to Deliver to City

I'm good with this one. Thanks!

**Ariana Kistner**

*Assistant Chief/Fire Marshal*

**City of Rockwall** | [www.rockwall.com](http://www.rockwall.com)

Rockwall Fire Department

Office: 972-771-7774

[akistner@rockwall.com](mailto:akistner@rockwall.com) **\*\*Please note new email address\*\***

---

**From:** Gonzales, David  
**Sent:** Thursday, April 30, 2020 2:13 PM  
**To:** Johnston, Sarah ; Kistner, Ariana  
**Subject:** FW: P2020-017 Lot 9, Lakeshore Commons Replat to Deliver to City

Please review the revised plat for the Lot 9, Lakeshore Commons Addition and provide comments in TrakIt. If no comment, simply let me know you are OK. Case No. P2020-017.

Let me know if you have any questions.

Thank you,



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

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**From:** Priya Acharya [<mailto:PriyaA@wierassociates.com>]  
**Sent:** Thursday, April 30, 2020 2:04 PM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Cc:** WA17144 <[17144@wierassociates.com](mailto:17144@wierassociates.com)>; Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>  
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**Priya Acharya, PE**



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**From:** Priya Acharya [<mailto:PriyaA@wierassociates.com>]**Sent:** Thursday, April 30, 2020 1:22 PM**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>**Cc:** WA17144 <[17144@wierassociates.com](mailto:17144@wierassociates.com)>**Subject:** P2020-017 Lot 9, Lakeshore Commons Replat to Deliver to City

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**To:** Priya Acharya <[PriyaA@wierassociates.com](mailto:PriyaA@wierassociates.com)>  
**Cc:** WA17144 <[17144@wierassociates.com](mailto:17144@wierassociates.com)>  
**Subject:** RE: Comments for Case No. P2020-017

Priya ... Yes the replat was approved. Thanks.



**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)  
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**From:** Priya Acharya <[PriyaA@wierassociates.com](mailto:PriyaA@wierassociates.com)>  
**Sent:** Wednesday, April 22, 2020 7:28 AM  
**To:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>  
**Cc:** WA17144 <[17144@wierassociates.com](mailto:17144@wierassociates.com)>  
**Subject:** RE: Comments for Case No. P2020-017

Good morning Ryan –  
Would you please confirm that the replat for Lot 9, Lakeshore Commons was approved as part of the consent agenda at the 4/20 City Council hearing?

**Priya Acharya, PE**

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**Sent:** Wednesday, April 15, 2020 5:01 PM  
**To:** Priya Acharya <[PriyaA@wierassociates.com](mailto:PriyaA@wierassociates.com)>  
**Subject:** Comments for Case No. P2020-017

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**Lee, Henry**

---

**From:** Gonzales, David  
**Sent:** Friday, May 1, 2020 3:32 PM  
**To:** 'Priya Acharya'  
**Cc:** WA17144; Miller, Ryan  
**Subject:** RE: P2020-017 Lot 9, Lakeshore Commons Replat to Deliver to City

Priya,

Thank you for the addressing staff comments. The mylar copies can be submitted for filing. Please see the following information regarding the filing of the plat:

The filing fees for the plat will be \$50 per page (e.g. \$50 x 2 pages = \$100) + \$30 for the 1<sup>st</sup> Tax Certificate + \$4 for any additional Tax Certificates [*i.e. two (2) properties, etc.*]. Please note that there is an additional \$4 fee for a *Tax Receipt* indicating the current years assessed taxes have been paid [*this applies from September to December*]. If you have any questions regarding this particular requirement, please call Rockwall County at 972.204.6311. As an example, the **Minimum Total Fees Due = \$130.00** for a 2 page plat with one tax certificate, if filed by August 31, 2020. Should the plat be filed after August 31, 2020, a *Tax Receipt* indicating that the current year assessed taxes have been paid will be required, and an additional \$4 for each tax receipt will be due in order to file the plat with Rockwall County.

Please make your check *payable to the Rockwall County Clerk* for the appropriate amount or the plat will not be filed. If you have any questions regarding the fee amount, please call staff at 972.771.7745.

You will need to provide a minimum of one (1) copy on mylar with signatures notarized. City staff will obtain signatures from the Mayor, Engineer, and City Secretary. Any additional mylar (*or bonded*) copies are welcomed and will be returned to you. Once filed, you must pick-up the additional copies or they will be discarded.

When dropping off the plat for filing, please be sure that you have all items required (*i.e. mylar copies, tax certificate(s), tax receipts, & filing fees*). Staff will not accept the mylars if all items necessary for filing are not received at the time they are submitted to City staff.

Let me know if you have any questions.

Thank you,



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

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---

**From:** Priya Acharya [mailto:[PriyaA@wierassociates.com](mailto:PriyaA@wierassociates.com)]  
**Sent:** Thursday, April 30, 2020 2:04 PM  
**To:** Gonzales, David



**Cc:** WA17144 ; Miller, Ryan

**Subject:** RE: P2020-017 Lot 9, Lakeshore Commons Replat to Deliver to City

David –

Please find attached the plat addressing Staff Comments. Please let me know when we can submit mylars. (FYI - the mylars do not have a preliminary stamp on them)

**Priya Acharya, PE**

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Texas Engineering Firm No. F-2776

Texas Land Surveying Firm No. 10033900

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**From:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>

**Sent:** Thursday, April 30, 2020 1:59 PM

**To:** Priya Acharya <[PriyaA@wierassociates.com](mailto:PriyaA@wierassociates.com)>

**Cc:** WA17144 <[17144@wierassociates.com](mailto:17144@wierassociates.com)>; Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>

**Subject:** RE: P2020-017 Lot 9, Lakeshore Commons Replat to Deliver to City

Priya,

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Thank you,



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**From:** Priya Acharya [<mailto:PriyaA@wierassociates.com>]

**Sent:** Thursday, April 30, 2020 1:22 PM

**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>

**Cc:** WA17144 <[17144@wierassociates.com](mailto:17144@wierassociates.com)>

**Subject:** P2020-017 Lot 9, Lakeshore Commons Replat to Deliver to City

Good afternoon David –

I am ready to submit the mylar plats and tax certificate to the City for City signatures and filing at the County (when the courthouse opens back up). May I ask what the current procedure is for submitting mylars? Can we FedEx it to your office?

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**From:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>  
**Sent:** Wednesday, April 22, 2020 7:57 AM  
**To:** Priya Acharya <[PriyaA@wierassociates.com](mailto:PriyaA@wierassociates.com)>  
**Cc:** WA17144 <[17144@wierassociates.com](mailto:17144@wierassociates.com)>  
**Subject:** RE: Comments for Case No. P2020-017

Priya ... Yes the replat was approved. Thanks.



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**From:** Priya Acharya <[PriyaA@wierassociates.com](mailto:PriyaA@wierassociates.com)>  
**Sent:** Wednesday, April 22, 2020 7:28 AM  
**To:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>  
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**Subject:** RE: Comments for Case No. P2020-017

Good morning Ryan –

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**From:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>  
**Sent:** Wednesday, April 15, 2020 5:01 PM  
**To:** Priya Acharya <[PriyaA@wierassociates.com](mailto:PriyaA@wierassociates.com)>  
**Subject:** Comments for Case No. P2020-017

Priya ... Attached are the comments for Lot 9, Block A, Lakeshore Commons Addition. Please note that this will be going to the City Council this coming Monday for conditional approval. Also, Mr. Brooks is no longer with the City, so all future correspondence for this case will be through me. Thank you and please let me know if you have any additional questions. Thanks.



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## Lee, Henry

---

**From:** Johnston, Sarah  
**Sent:** Monday, May 4, 2020 10:02 AM  
**To:** Gonzales, David  
**Subject:** RE: P2020-017 Lot 9, Lakeshore Commons Replat to Deliver to City

I am good to go.

---

**From:** Gonzales, David  
**Sent:** Thursday, April 30, 2020 2:13 PM  
**To:** Johnston, Sarah ; Kistner, Ariana  
**Subject:** FW: P2020-017 Lot 9, Lakeshore Commons Replat to Deliver to City

Please review the revised plat for the Lot 9, Lakeshore Commons Addition and provide comments in TrakIt. If no comment, simply let me know you are OK. Case No. P2020-017.

Let me know if you have any questions.

Thank you,



**DAVID GONZALES, AICP**

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**From:** Priya Acharya [<mailto:PriyaA@wierassociates.com>]  
**Sent:** Thursday, April 30, 2020 2:04 PM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Cc:** WA17144 <[17144@wierassociates.com](mailto:17144@wierassociates.com)>; Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>  
**Subject:** RE: P2020-017 Lot 9, Lakeshore Commons Replat to Deliver to City

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**From:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Sent:** Thursday, April 30, 2020 1:59 PM  
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**Cc:** WA17144 <[17144@wierassociates.com](mailto:17144@wierassociates.com)>; Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>  
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**To:** Priya Acharya <[PriyaA@wierassociates.com](mailto:PriyaA@wierassociates.com)>



Cc: WA17144 <[17144@wierassociates.com](mailto:17144@wierassociates.com)>

Subject: RE: Comments for Case No. P2020-017

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**Sent:** Wednesday, April 22, 2020 7:28 AM

**To:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>

**Cc:** WA17144 <[17144@wierassociates.com](mailto:17144@wierassociates.com)>

**Subject:** RE: Comments for Case No. P2020-017

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**From:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>

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**To:** Priya Acharya <[PriyaA@wierassociates.com](mailto:PriyaA@wierassociates.com)>

**Subject:** Comments for Case No. P2020-017

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May 14, 2020

TO: Priya Acharya, PE  
Wier & Associates, Inc.  
2201 E. Lamar Boulevard, Suite 200E  
Arlington, TX 76006

CC: Worth Williams  
MooreWorth Investments, LLC  
8445 Freeport Parkway, Suite 175  
Irving, TX 75063

FROM: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2020-017; Lot 9, Block A, Lakeshore Commons Addition

Ms. Acharya:

This letter serves to notify you that the above referenced platting case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on April 20, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical Comments from the Engineering, Planning, and Fire Departments shall be addressed prior to the filing of this plat; and,
- (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 April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat by a vote of 6-0, with Chairman Chodun absent.

City Council

On April 20, 2020, the City Council made a motion to approve the plat with staff conditions. The motion passed by a vote of 7-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) Two (2) sets of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1<sup>st</sup> and December 31<sup>st</sup>, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a letter from the *Rockwall County Clerk's Office* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rj14'.

Ryan Miller, AICP  
Director of Planning and Zoning