



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-039 P&Z DATE 10/13/20 CC DATE 10/19/20 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.

P2020-039

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

- ☒ Master Plat (\$100.00 + \$15.00 Acre)¹ (100+307.18*15=\$4707.70)
☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
☐ Final Plat (\$300.00 + \$20.00 Acre)¹
☐ Replat (\$300.00 + \$20.00 Acre)¹
☐ Amending or Minor Plat (\$150.00)
☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address none

Subdivision none

Lot

Block

General Location 307 Acre Tract near the NE corner of the intersection of SH 276 and Rochelle Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-78

Current Use

None

Proposed Zoning PD-78

Proposed Use

Single Family Residential

Acreage 307.18

Lots [Current]

1

Lots [Proposed]

428

☒ **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 Discovery Lakes, LLC

☒ Applicant Teague, Nall & Perkins, Inc.

Contact Person Nick DiGiuseppe

Contact Person

Cameron Slown

Address 15400 Knoll Trail Drive
Suite 230

Address

825 Watters Creek Blvd.
Suite M300

City, State & Zip Dallas, Texas 75248

City, State & Zip

Allen, Texas 75013

Phone 972-960-9941

Phone

817-889-5050

E-Mail southbrookinvestments@outlook.com

E-Mail

cslow@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

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

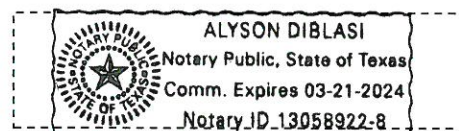
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$4,707.70, to cover the cost of this application, has been paid to the City of Rockwall on this the 17th day of September, 20 20. By signing 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 17th day of September, 20 20

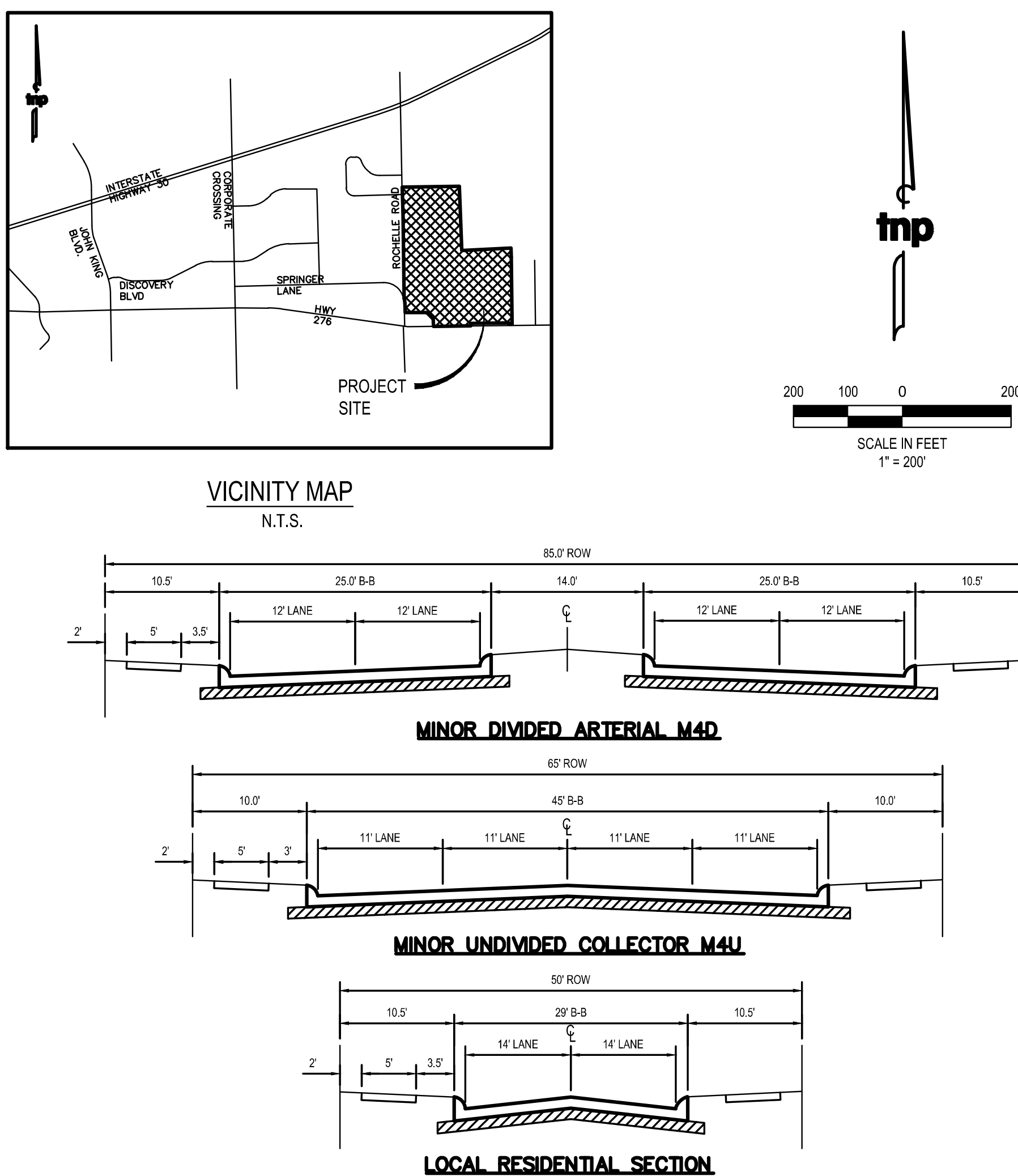
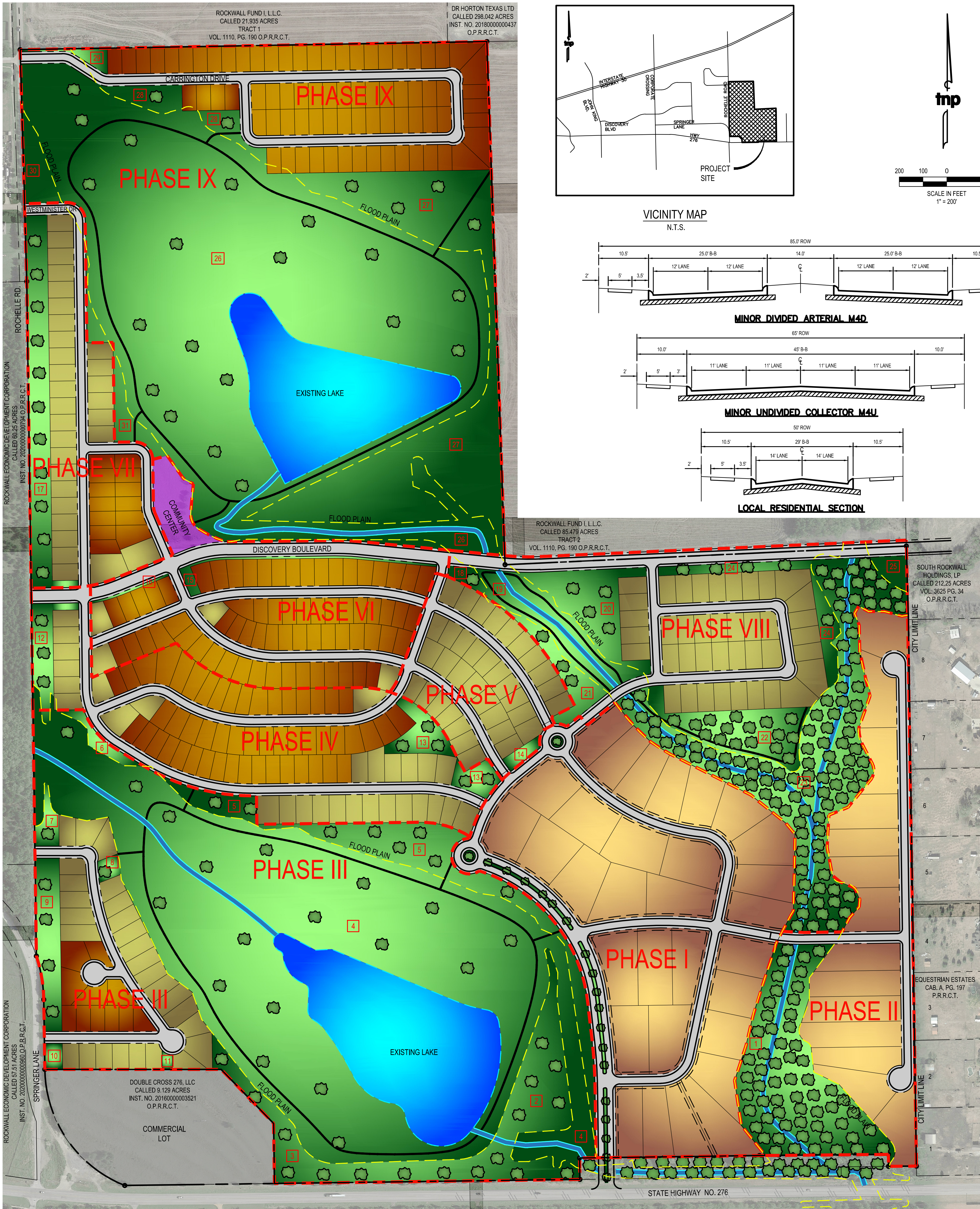
Owner's Signature

Notary Public in and for the State of Texas

Nick DiGiuseppe
Alyson DiBlasi



My Commission Expires 03-21-2024



COMPLIANCE WITH PD ORDINANCE 20-27		
	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	428 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 11,137 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 45 LOTS TYPE B: 165/428 = 39% OF TOTAL LOTS TYPE C: 218/428 = 51% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	1.39 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	102.9/307.18 = 33.5%

- NOTES:
- DRAINAGE FACILITIES: STORM SEWER SYSTEM WILL BE INSTALLED UNDERNEATH THE ROADWAYS ON THE PROPERTY FOR EACH PHASE. DETENTION WILL BE PROVIDED FOR ENTIRE SITE, IF NEEDED.
 - SANITARY SEWER FACILITIES: TEMPORARY ON-SITE SANITARY SEWER SYSTEMS WILL BE INSTALLED FOR TYPE A LOTS CONTAINING A MINIMUM OF 32,670 SQUARE FEET PER PD ORDINANCE 20-27. SANITARY SEWER MAIN LINES AND SERVICES TO EACH LOT WILL BE INSTALLED WITH EACH PHASE OF DEVELOPMENT AND WILL BE CONNECTED IN THE FUTURE TO THE PROPOSED BUFFALO CREEK LIFT STATION. SANITARY SEWER LINE THROUGH THE PROPERTY WILL BE A MINIMUM PIPE SIZE OF 8", 18" AND 10" GRAVITY TRUNK SANITARY SEWER LINES WILL BE INSTALLED ON THE PROPERTY PER THE CITY'S WASTEWATER MASTER PLAN.
 - WATER FACILITIES: THERE ARE NO EXISTING WATER LINES IMMEDIATELY ADJACENT TO THE PROPERTY. A 16" WATER LINE WILL BE INSTALLED ALONG STATE HIGHWAY NO. 276 IN PHASE 1 TO PROVIDE WATER FOR THE PROPERTY. PHASE 1 WILL INCLUDE AN 8" LOOPED WATER LINE ON SITE. PHASES 3-9 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG ROCHELLE ROAD PER THE CITY'S WATER MASTER PLAN. PHASES 4-8 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG DISCOVERY BOULEVARD PER THE CITY'S WATER MASTER PLAN.
 - ROADWAY FACILITIES: THE SOUTH SIDE OF THE PROPERTY IS BOUNDED BY STATE HIGHWAY NO. 276 AND THE WEST SIDE IS BOUNDED BY SPRINGER LANE AND ROCHELLE ROAD.
 - BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PROVIDED AS NEEDED TO SATISFY FIRE PROTECTION REQUIREMENTS.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 48397C0045L DATED SEPTEMBER 26, 2008 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THIS PROPERTY INCLUDES ZONES A, AE, AND X.
 - PROPERTY IS ZONED AS PLANNED DEVELOPMENT DISTRICT 78 (PD-78) ORDINANCE NUMBER 20-27.

PROPOSED PHASING TABLE						
PROPOSED LOT TYPES						
PHASE #	AREA (AC.)	TYPE A MIN. 0.75 AC.	TYPE B MIN. 7,700 S.F.	TYPE C MIN. 6,600 S.F.	COMMUNITY CENTER	YEAR
1	36.42	31				2021
2	22.14	14				2022
3	71.42		27	11		2022
4	21.31		29	51		2023
5	8.56		35			2024
6	18.12	4		67	1	2024
7	13.85		30	13		2025
8	33.46		40			2026
9	81.9			76		2027
TOTAL	307.18	45	165	218		428

CAPITAL IMPROVEMENTS TABLE						
PHASE #	AREA (AC.)	CAPITAL IMPROVEMENTS TYPE		STREETS	YEAR	
		WATER	SEWER			
1	36.42	16" FROM ROCHELLE RD. TO PH. 1 ENTRY			2021	
2	22.14	16" FROM PH. 1 ENTRY TO EAST PROP. LIMITS	18" SS TRUNK LINE TO SH 276		2022	
3	71.42	12" ALONG ROCHELLE RD. FROM SH 276 ALONG FRONTAGE OF PH. 3	10" AND 18" SS LINE TO PROPOSED LIFT STATION PER MASTER PLAN	ROCHELLE RD. WIDENING ALONG PH. 3 FRONTAGE	2022	
4	21.31	12" ALONG ROCHELLE RD. ALONG FRONTAGE OF PH. 4 & 12" ALONG DISCOVERY BLVD		WIDEN ROCHELLE RD. ALONG PH. 4 FRONTAGE	2023	
5	8.56		10" SS TRUNK LINE	DISCOVERY BLVD. CONSTRUCTION ALONG PH. 6 FRONTAGE	2024	
6	18.12	12" ALONG DISCOVERY BLVD		ROCHELLE RD. WIDENING ALONG PH. 7 FRONTAGE	2024	
7	13.85	12" ALONG ROCHELLE RD. ALONG FRONTAGE OF PH. 7		DISCOVERY BLVD. CONSTRUCTION ALONG PH. 8 FRONTAGE	2025	
8	33.46	12" ALONG DISCOVERY BLVD	10" SS TRUNK LINE	ROCHELLE RD. WIDENING ALONG PH. 9 FRONTAGE	2026	
9	81.9	12" ALONG ROCHELLE RD. ALONG FRONTAGE OF PH. 9	10" SS TRUNK LINE		2027	

1

OPEN SPACE NUMBER

TYPE A LOT - MIN. 80' X 200' (45 LOTS)

TYPE B LOT - MIN. 70' X 110' (165 LOTS)

TYPE C LOT - MIN. 60' X 110' (218 LOTS)

PUBLIC OPEN SPACE/ LANDSCAPE BUFFER

COMMUNITY CENTER

WALKING TRAIL

MASTER PLAT
428 Residential Lots

Discovery Lakes

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas

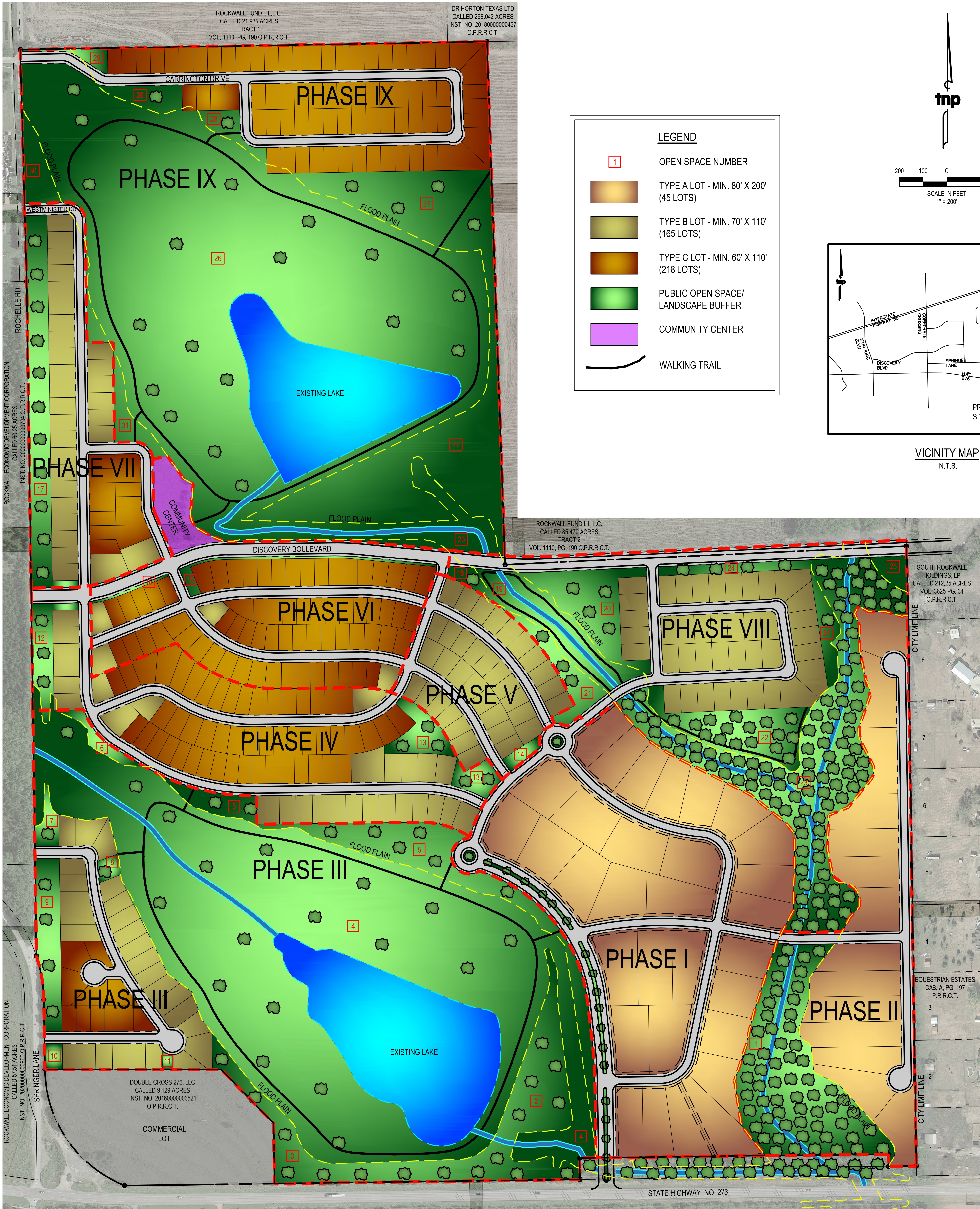
OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

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

PROJECT INFORMATION
Project No.: SBD20370
Date: Sept. 18, 2020
Drawn By: TS
Scale: 1"=200'

SHEET 1 of 1

CASE NO. P_____



LEGEND

1

OPEN SPACE NUMBER

TYPE A LOT - MIN. 80' X 200'
(45 LOTS)

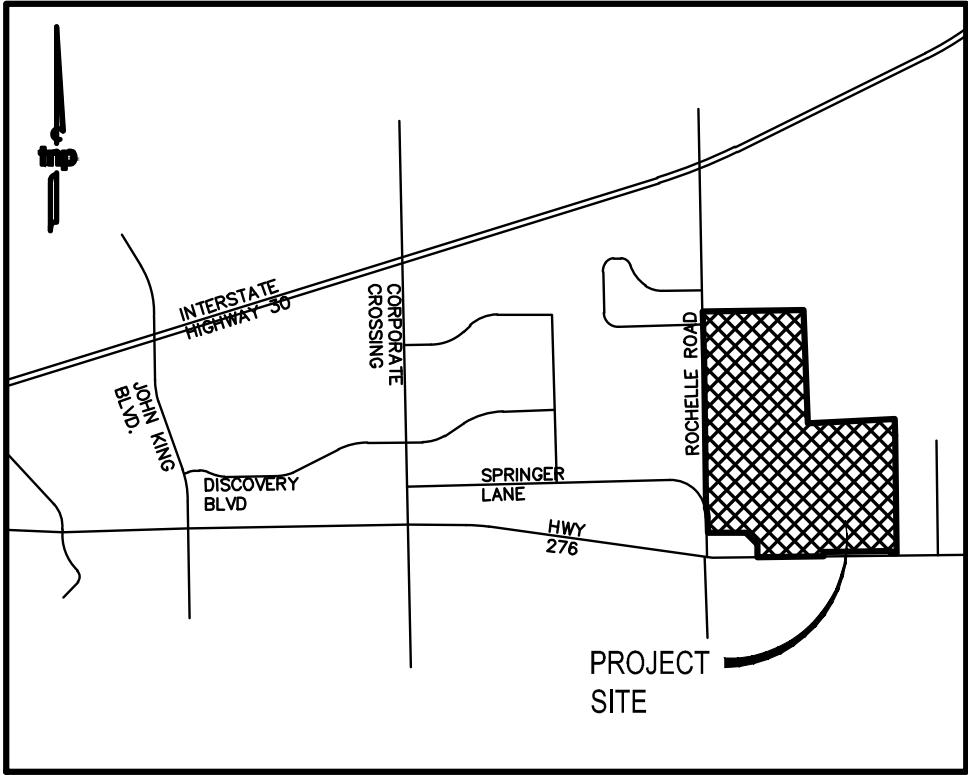
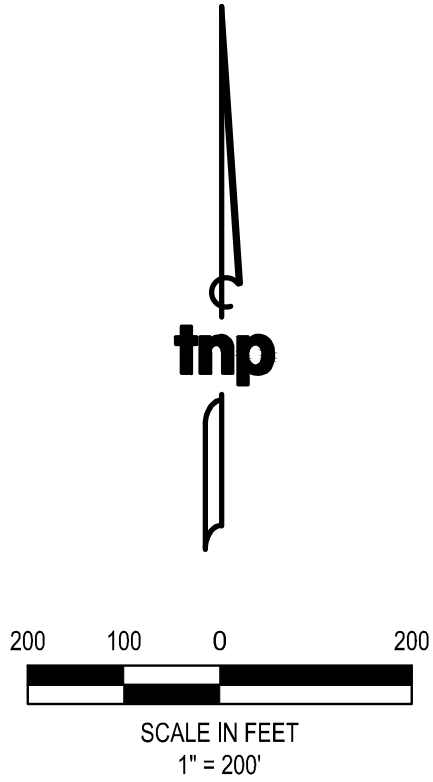
TYPE B LOT - MIN. 70' X 110'
(165 LOTS)

TYPE C LOT - MIN. 60' X 110'
(218 LOTS)

PUBLIC OPEN SPACE/
LANDSCAPE BUFFER

COMMUNITY CENTER

WALKING TRAIL



VICINITY MAP
N.T.S.

OPEN SPACE TABLE			
AREA #	AREA (AC)	OPEN SPACE CREDIT (AC)	COMMENTS
1	6.96	3.48	FLOOD PLAIN, PH. 2
2	2.62	2.62	OPEN SPACE, PH. 3
3	3.79	3.79	OPEN SPACE, PH. 3
4	50.81	25.41	FLOOD PLAIN, PH. 3
5	4.52	4.52	OPEN SPACE, PH. 3
6	0.37	0.37	OPEN SPACE, PH. 3
7	0.36	0.36	OPEN SPACE, PH. 3
8	0.19	0.19	OPEN SPACE, PH. 3
9	1.56	1.56	OPEN SPACE, PH. 3
10	0.19	0.19	OPEN SPACE, PH. 3
11	0.07	0.07	OPEN SPACE, PH. 3
12	0.95	0.95	OPEN SPACE, PH. 4
13	1.31	1.31	OPEN SPACE, PH. 4
14	0.22	0.22	OPEN SPACE, PH. 5
15	0.38	0.38	OPEN SPACE, PH. 6
16	0.08	0.08	OPEN SPACE, PH. 6
17	3.32	3.32	OPEN SPACE, PH. 7
18	0.25	0.25	OPEN SPACE, PH. 8
19	2.23	1.11	FLOOD PLAIN, PH. 8
20	2.17	2.17	OPEN SPACE, PH. 8
21	1.02	1.02	OPEN SPACE, PH. 8
22	2.43	2.43	OPEN SPACE, PH. 8
23	10.28	5.14	FLOOD PLAIN, PH. 8
24	1.18	1.18	OPEN SPACE, PH. 8
25	0.35	0.35	OPEN SPACE, PH. 8
26	51.69	25.84	FLOOD PLAIN, PH. 9
27	11.42	11.42	OPEN SPACE, PH. 9
28	1.16	1.16	OPEN SPACE, PH. 9
29	0.23	0.23	OPEN SPACE, PH. 9
30	0.80	0.80	OPEN SPACE, PH. 9
31	0.95	0.95	OPEN SPACE, PH. 9
TOTAL	163.86	102.90	

Open Space Master Plan
428 Residential Lots

Discovery Lakes Phase 1

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

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



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

PROJECT INFORMATION
Project No.: SBD20370
Date: Sept. 18, 2020
Drawn By: TS
Scale: 1"=200'
SHEET 1 of 1

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 9/25/2020

PROJECT NUMBER: P2020-039
PROJECT NAME: Discovery Lakes
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Discuss and consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Master Plat for the Discovery Lakes Subdivision consisting of 428 single-family residential lots on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochellee Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	09/25/2020	Needs Review

09/25/2020: P2020-039; Master Plat and Open Space Master Plan for the Discovery Lakes Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Master Plat for the Discovery Lakes Subdivision consisting of 428 single-family residential lots on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2020-039) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

I.4 The master plat and open space master plan shall conform to all standards and requirements of Planned Development District No. 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, the Unified Development Code (UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

M.6 Label the right-of-way width and street centerline for each street both within and adjacent to the development on the Master Plat. [§01.02, Art. 11, UDC]

M.7 Topographical information and physical features to include contours at 2-foot interval on the Master Plat. [§01.02, Art. 11, UDC]

M.8 Show all drainage areas and all proposed storm drainages areas with sizes if applicable on the Master Plat. [§01.02, Art. 11, UDC]

M.9 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 on the Master Plat and Open Space Master Plan. Is there a park plan for this park district? Additionally, and on the Open Space Master Plan, include in the table the total acres for the site, total open space, and percentage of open space. [§01.02, Art. 11, UDC]

I.10 Please provide two (2) large copies [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff.

I.11 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on September 29, 2020
- 2) Parks and Recreations Board meeting will be held on October 6, 2020
- 3) Planning & Zoning Regular meeting will be held on October 13, 2020
- 4) City Council meeting will be held on October 19, 2020

I.12 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission of Council may have regarding your request. All meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/24/2020	Needs Review

09/24/2020: M - Must install a 16" water line from Rochelle to the eastern side of the property.

M - M-If this chart is going to stay on the plan then add a note that these time frames of the water/sewer construction are not approved with Master Plat or Open Space Plan...These will be approved during the engineering phase of the project.

M - Change the lift station name to Brushy Creek, not Buffalo Creek.

M - Remove roundabouts and make standard four way stop intersection.

M - Must meet all fire department standards as well as allow parking on all roadways.

The following comments are informational for the future design of the project.

General Items:

- 4% Engineering Inspection Fees
- Impact Fees
- Engineering plan review fees apply.
- No structures in easements. Min. easement width is 20'.
- Required 10' utility easement required along all street frontage.
- Must meet City of Rockwall Standards of Design.
- Retaining walls 3' and taller must be designed by a structural engineer.
- All walls must be rock or stone face. No smooth concrete walls.

Streets/Paving:

- All streets to be concrete. Min. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
- M-Remove roundabout at the four-way per the markup and see comment on other roundabout
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Must verify there is 85' of dedicated ROW for Rochelle Rd. You must dedicate 42.5' from the CL.
- Discovery Blvd to be 65' ROW - 45' back-to back.
- Must meet driveway spacing requirements.
- All street trees if approved by Zoning shall have root barriers.
- All streets to be 1-ft above the 100 YR floodplain WSEL.

Water/Wastewater:

- Must have 8" sewer line minimum through the property.
- Must install a 18" and 10" gravity trunk sewer lines per WW Master plan.

- Must install Build Out size Lift Station and Force Main per WW Master Plan for Brushy Creek. Lift Station Includes wet well, valve vault, all size items, generator, electrical, SCADA, etc.
- Must loop 8" water line on site. No dead-end lines allowed.
- Per the Master Water Plan must install a 12" water line along Rochelle Rd and Discovery Blvd. Install 16" WL along SH 276.
- Dedicate 20' waterline easement for future 36" NTMWD water transmission line along Rochelle Rd. and SH 276.
- No trees within 10' of non-steel encased public utilities.

Drainage/Floodplain/Lakes:

- Detention is required if you increase the flow off the property. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention must be above the floodplain elevation where adjacent.
- Detention required for all commercial areas.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Area adjacent to SH 276 is WOTUS.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- No vertical walls are allowed in detention easements.
- Must have written permission release from NRCS regarding their easement around the lakes and possible construction encroachment.
- No trails on NRCS dam and within easements without permission.
- Must show and meet erosion hazard setback for all creeks/streams. Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	09/21/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/21/2020	Approved w/ Comments
09/21/2020: All fire code requirements shall be verified during the site civil plan process.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/21/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	09/25/2020	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/21/2020	Approved w/ Comments

09/21/2020: 2020 Park Land Dedication Fee (Master Plat) (P2020-039)

Park District 30

Cash In Lieu Of Land: \$383.00 x 397 lots = \$152,051.00

Pro Rata Equipment Fees: \$363.00 x 397 lots = \$144,111.00

09/21/2020: Discussion on possible park land TBD



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2020-039

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

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CITY ENGINEER:

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☐ Variance Request (\$100.00)

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PROPERTY INFORMATION [PLEASE PRINT]

Address none

Subdivision none

Lot

Block

General Location 307 Acre Tract near the NE corner of the intersection of SH 276 and Rochelle Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-78

Current Use

None

Proposed Zoning PD-78

Proposed Use

Single Family Residential

Acreage 307.18

Lots [Current]

1

Lots [Proposed]

428

☒ **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 Discovery Lakes, LLC

☒ Applicant Teague, Nall & Perkins, Inc.

Contact Person Nick DiGiuseppe

Contact Person

Cameron Slown

Address 15400 Knoll Trail Drive
Suite 230

Address

825 Watters Creek Blvd.
Suite M300

City, State & Zip Dallas, Texas 75248

City, State & Zip

Allen, Texas 75013

Phone 972-960-9941

Phone

817-889-5050

E-Mail southbrookinvestments@outlook.com

E-Mail

cslow@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

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

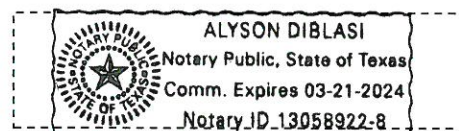
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$4,707.70, to cover the cost of this application, has been paid to the City of Rockwall on this the 17th day of September, 20 20. By signing 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 17th day of September, 20 20

Owner's Signature

Notary Public in and for the State of Texas

Nick DiGiuseppe
Alyson DiBlasi



My Commission Expires 03-21-2024

General Items:

- 4% Engineering Inspection Fees
- Impact Fees
- Engineering plan review fees apply.
- No structures in easements. Min. easement width is 20'.
- Required 10' utility easement required along all street frontage.
- Must meet City of Rockwall Standards of Design.
- Retaining walls 3' and taller must be designed by a structural engineer.
- All walls must be rock or stone face. No smooth concrete walls.

Streets/Paving:

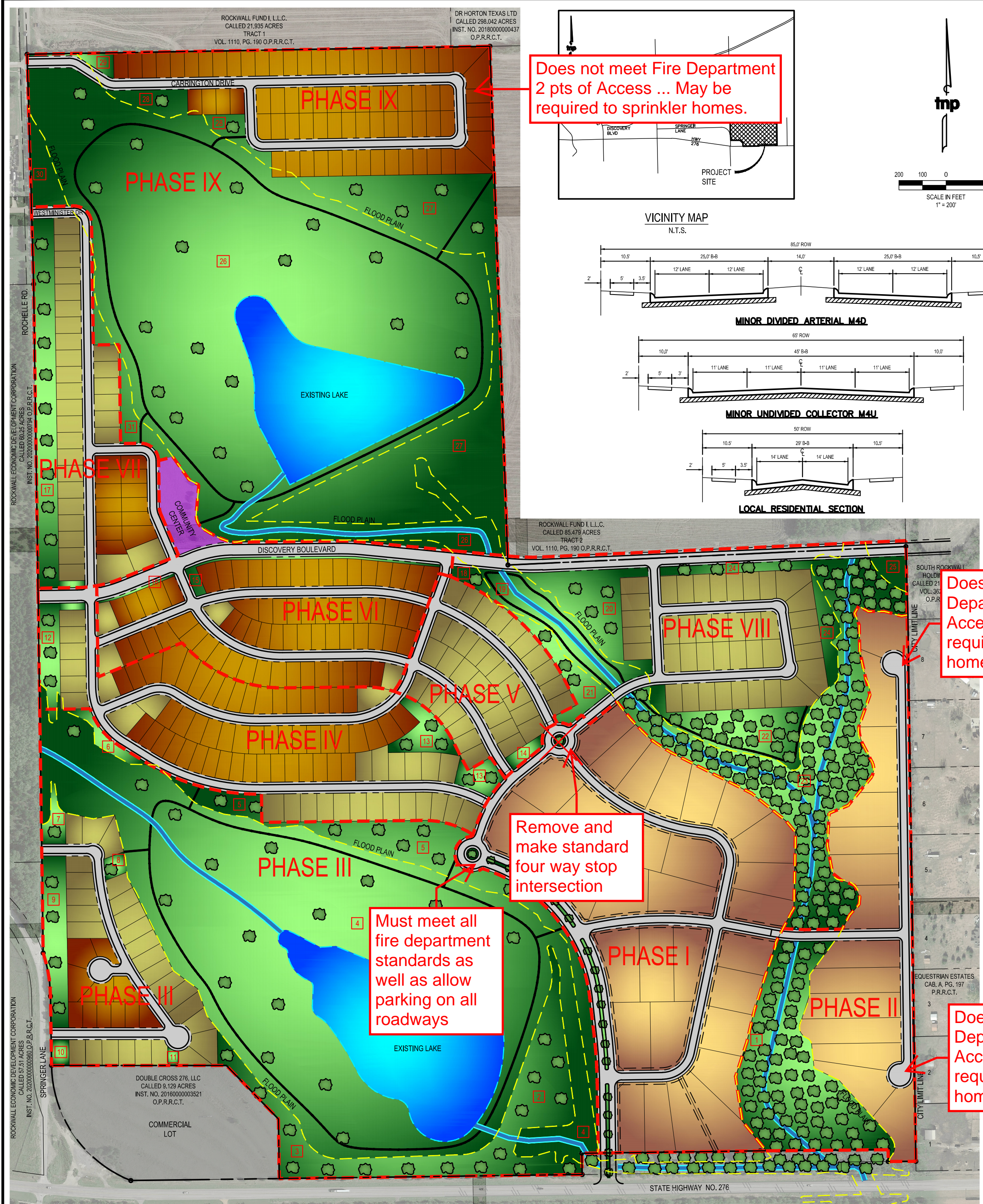
- All streets to be concrete. Min. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
- **M-Remove roundabout at the four-way per the markup and see comment on other roundabout**
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Must verify there is 85' of dedicated ROW for Rochell Rd. You must dedicate 42.5' from the CL.
- Discovery Blvd to be 65' ROW - 45' back-to back.
- Must meet driveway spacing requirements.
- All street trees if approved by Zoning shall have root barriers.
- All streets to be 1-ft above the 100 YR floodplain WSEL.

Water/Wastewater:

- Must have 8" sewer line minimum through the property.
- Must install a 18" and 10" gravity trunk sewer lines per WW Master plan.
- Must install Build Out size Lift Station and Force Main per WW Master Plan for Brushy Creek. Lift Station Includes wet well, valve vault, all size items, generator, electrical, SCADA, etc.
- Must loop 8" water line on site. No dead-end lines allowed.
- Per the Master Water Plan must install a 12" water line along Rochell Rd and Discovery Blvd. Install 16" WL along SH 276.
- Dedicate 20' waterline easement for future 36" NTMWD water transmission line along Rochell Rd. and SH 276.
- No trees within 10' of non-steel encased public utilities.

Drainage/Floodplain/Lakes:

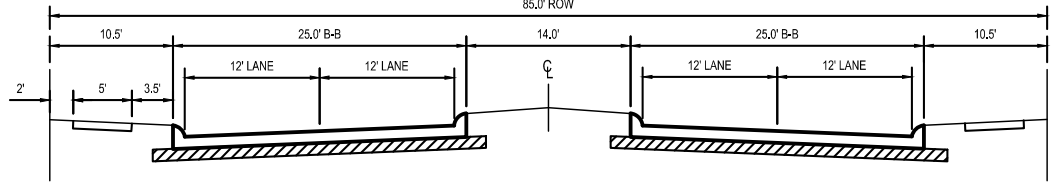
- Detention is required if you increase the flow off the property. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention must be above the floodplain elevation where adjacent.
- Detention required for all commercial areas.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Area adjacent to SH 276 is WOTUS.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- No vertical walls are allowed in detention easements.
- Must have written permission release from NRCS regarding their easement around the lakes and possible construction encroachment.
- No trails on NRCS dam and within easements without permission.
- Must show and meet erosion hazard setback for all creeks/streams. Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.



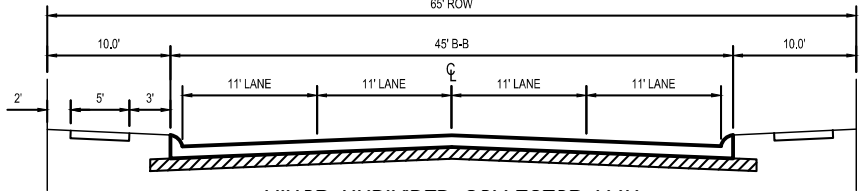
Does not meet Fire Department 2 pts of Access ... May be required to sprinkler homes.



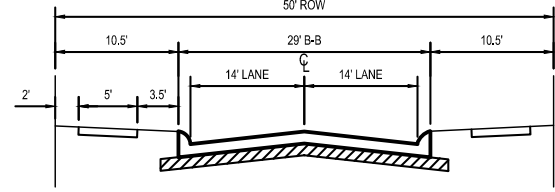
VICINITY MAP
N.T.S.



MINOR DIVIDED ARTERIAL M4D



MINOR UNDIVIDED COLLECTOR M4U



LOCAL RESIDENTIAL SECTION

Does not meet Fire Department 2 pts of Access ... May be required to sprikler homes.

Remove and make standard four way stop intersection

Must meet all fire department standards as well as allow parking on all roadways

Does not meet Fire Department 2 pts of Access ... May be required to sprikler homes.

COMPLIANCE WITH PD ORDINANCE 20-27

	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	428 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 11,137 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 45 LOTS TYPE B: 165/428 = 39% TYPE C: 218/428 = 51%
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	1.39 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	102.9/307.18 = 33.5%

NOTES:

- DRAINAGE FACILITIES: STORM SEWER SYSTEM WILL BE INSTALLED FOR EACH PHASE. DETENTION WILL BE PROVIDED FOR ENTIRE SITE.
- SANITARY SEWER FACILITIES: TEMPORARY ON-SITE SANITARY SEWER SYSTEM WILL BE INSTALLED FOR TYPE A LOTS CONTAINING A MINIMUM OF 32,670 SQUARE FEET PER PD ORDINANCE 20-27. SANITARY SEWER MAIN LINES AND SERVICES TO EACH LOT WILL BE INSTALLED WITH EACH PHASE OF DEVELOPMENT AND WILL BE CONNECTED IN THE FUTURE TO THE PROPOSED BRUSHY CREEK LIFT STATION. SANITARY SEWER LINE THROUGH THE PROPERTY WILL BE A MINIMUM PIPE SIZE OF 8", 18" AND 10" GRAVITY TRUNK SANITARY SEWER LINES WILL BE INSTALLED ON THE PROPERTY PER THE CITY'S WASTEWATER MASTER PLAN.
- WATER FACILITIES: THERE ARE NO EXISTING WATER LINES IMMEDIATELY ADJACENT TO THE PROPERTY. A 16" WATER LINE WILL BE INSTALLED ALONG STATE HIGHWAY NO. 276 IN PHASE 1 TO PROVIDE WATER FOR THE PROPERTY. PHASE 1 WILL INCLUDE AN 8" LOOPED WATER LINE ON SITE. PHASES 3-9 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG ROCHELLE ROAD PER THE CITY'S WATER MASTER PLAN. PHASES 4-8 WILL INCLUDE INSTALLATION OF A 12" WATER LINE ALONG DISCOVERY BOULEVARD PER THE CITY'S WATER MASTER PLAN.
- ROADWAY FACILITIES: THE SOUTH SIDE OF THE PROPERTY IS BOUNDED BY SPRINGER LANE AND ROCHELLE ROAD. THE WEST SIDE IS BOUNDED BY SPRINGER LANE AND ROCHELLE ROAD.
- BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PROVIDED AS NEEDED TO SATISFY FIRE PROTECTION REQUIREMENTS.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 48397C0045L DATED SEPTEMBER 2015 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THIS PROPERTY IS IN FLOOD ZONE X.
- PROPERTY IS ZONED AS PLANNED DEVELOPMENT DISTRICT 78 (PD-78) ORDINANCE NUMBER 20-27.

Across the entire property to the eastern property line of phase 1 (which would be the eastern side of the creek)

Brushy Creek

Eastern side of the creek

PROPOSED PHASING TABLE

PHASE #	AREA (AC.)	PROPOSED LOT TYPES			TOTAL UNITS	YEAR
		TYPE A	TYPE B	TYPE C		
1	36.42	31	14	11	31	2021
2	22.14				14	2022
3	71.42		27	11	38	2022
4	21.31		29	51	80	2023
5	8.56		35		35	2024
6	18.12		4	67	71	2024
7	13.85		30	13	43	2025
8	33.46		40		40	2026
9	81.9		76		76	2027
TOTAL	307.18	45	165	218	428	

CAPITAL IMPROVEMENTS TABLE

PHASE #	AREA (AC.)	CAPITAL IMPROVEMENTS TYPE		STREETS	YEAR
		WATER	SEWER		
1	36.42	16" FROM ROCHELLE RD. TO PHASE 1	18" SS TRUNK LINE TO SH 276	ROCHELLE RD. WIDENING ALONG PH. 3 FRONTAGE	2021
2	22.14	16" FROM PHASE 1 TO EAST PROPERTY LINE	10" AND 18" SS LINE TO PROPOSED LIFT STATION PER MASTER PLAN	ROCHELLE RD. WIDENING ALONG PH. 3 FRONTAGE	2022
3	71.42	12" ALONG ROCHELLE RD. FROM PHASE 2 TO PHASE 3		WIDEN ROCHELLE RD. ALONG PH. 4 FRONTAGE	2022
4	21.31	12" ALONG ROCHELLE RD. ALONG FRONTAGE OF PH. 4 & 12" ALONG DISCOVERY BLVD		DISCOVERY BLVD. CONSTRUCTION ALONG PH. 6 FRONTAGE	2023
5	8.56		10" SS TRUNK LINE	DISCOVERY BLVD. CONSTRUCTION ALONG PH. 6 FRONTAGE	2024
6	18.12	12" ALONG DISCOVERY BLVD		ROCHELLE RD. WIDENING ALONG PH. 7 FRONTAGE	2024
7	13.85	12" ALONG ROCHELLE RD. ALONG FRONTAGE OF PH. 7		DISCOVERY BLVD. CONSTRUCTION ALONG PH. 8 FRONTAGE	2025
8	33.46	12" ALONG DISCOVERY BLVD	10" SS TRUNK LINE	ROCHELLE RD. WIDENING ALONG PH. 9 FRONTAGE	2026
9	81.9	12" ALONG ROCHELLE RD. ALONG FRONTAGE OF PH. 9	10" SS TRUNK LINE		2027

LEGEND

- 1 OPEN SPACE NUMBER
- TYPE A LOT - MIN. 80' X 200' (45 LOTS)
- TYPE B LOT - MIN. 70' X 110' (165 LOTS)
- TYPE C LOT - MIN. 60' X 110' (218 LOTS)
- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER
- COMMUNITY CENTER
- WALKING TRAIL

MASTER PLAT
Residential Lots

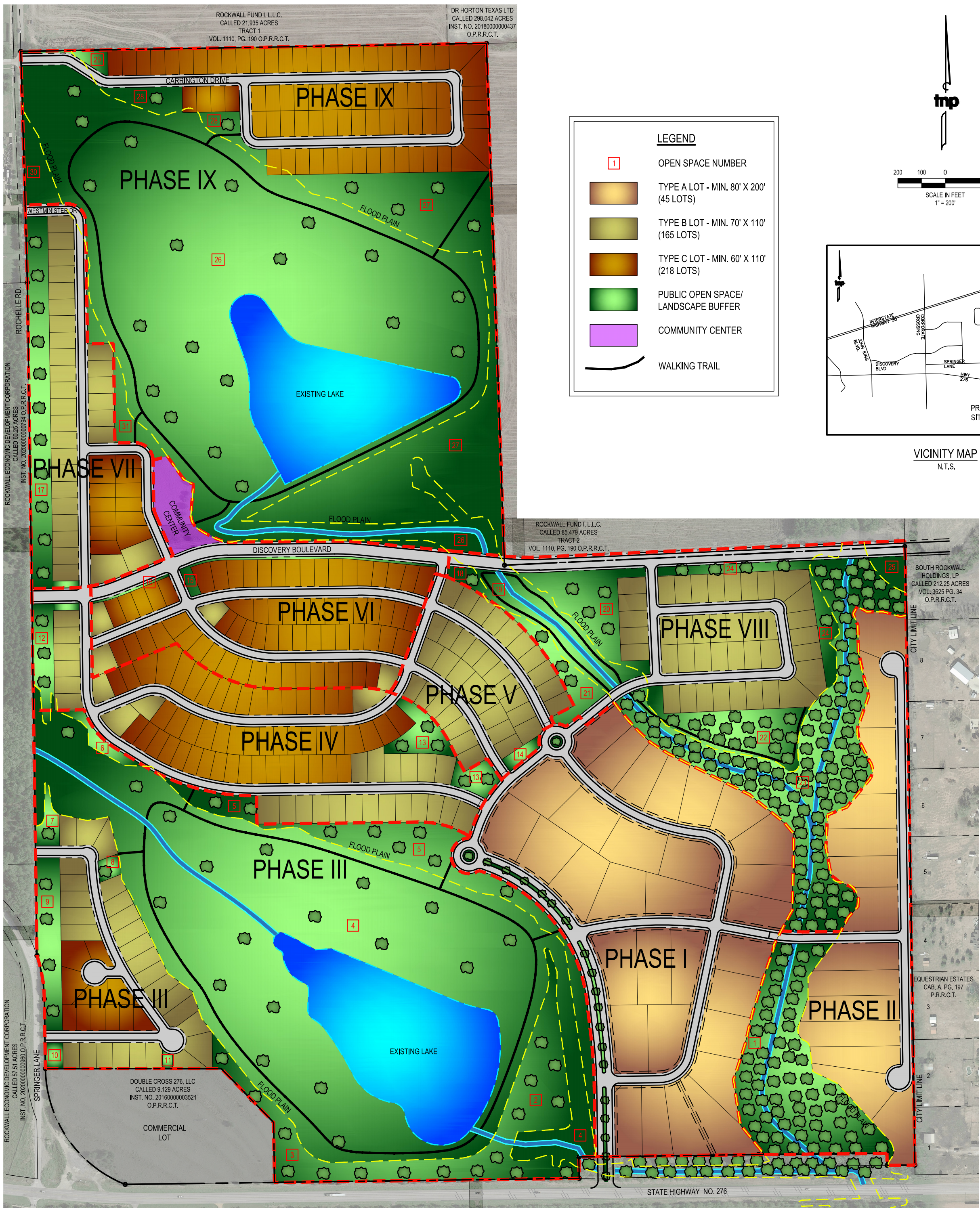
M-If this chart is going to stay on the plan then add a note that these time frames of the water/sewer construction are not approved with Master Plat or Open Space Plan...These will be approved during the engineering phase of the project

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



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

land situated in the M.E. Hawkins
and the Robert K. Briscoe Survey,
of Rockwall, Rockwall County Texas



OPEN SPACE TABLE			
AREA #	AREA (AC)	OPEN SPACE CREDIT (AC)	COMMENTS
1	6.96	3.48	FLOOD PLAIN, PH. 2
2	2.62	2.62	OPEN SPACE, PH. 3
3	3.79	3.79	OPEN SPACE, PH. 3
4	50.81	25.41	FLOOD PLAIN, PH. 3
5	4.52	4.52	OPEN SPACE, PH. 3
6	0.37	0.37	OPEN SPACE, PH. 3
7	0.36	0.36	OPEN SPACE, PH. 3
8	0.19	0.19	OPEN SPACE, PH. 3
9	1.56	1.56	OPEN SPACE, PH. 3
10	0.19	0.19	OPEN SPACE, PH. 3
11	0.07	0.07	OPEN SPACE, PH. 3
12	0.95	0.95	OPEN SPACE, PH. 4
13	1.31	1.31	OPEN SPACE, PH. 4
14	0.22	0.22	OPEN SPACE, PH. 5
15	0.38	0.38	OPEN SPACE, PH. 6
16	0.08	0.08	OPEN SPACE, PH. 6
17	3.32	3.32	OPEN SPACE, PH. 7
18	0.25	0.25	OPEN SPACE, PH. 8
19	2.23	1.11	FLOOD PLAIN, PH. 8
20	2.17	2.17	OPEN SPACE, PH. 8
21	1.02	1.02	OPEN SPACE, PH. 8
22	2.43	2.43	OPEN SPACE, PH. 8
23	10.28	5.14	FLOOD PLAIN, PH. 8
24	1.18	1.18	OPEN SPACE, PH. 8
25	0.35	0.35	OPEN SPACE, PH. 8
26	51.69	25.84	FLOOD PLAIN, PH. 9
27	11.42	11.42	OPEN SPACE, PH. 9
28	1.16	1.16	OPEN SPACE, PH. 9
29	0.23	0.23	OPEN SPACE, PH. 9
30	0.80	0.80	OPEN SPACE, PH. 9
31	0.95	0.95	OPEN SPACE, PH. 9
TOTAL	163.86	102.90	

See markups on Master Plat

Open Space Master Plan
428 Residential Lots
Discovery Lakes Phase 1

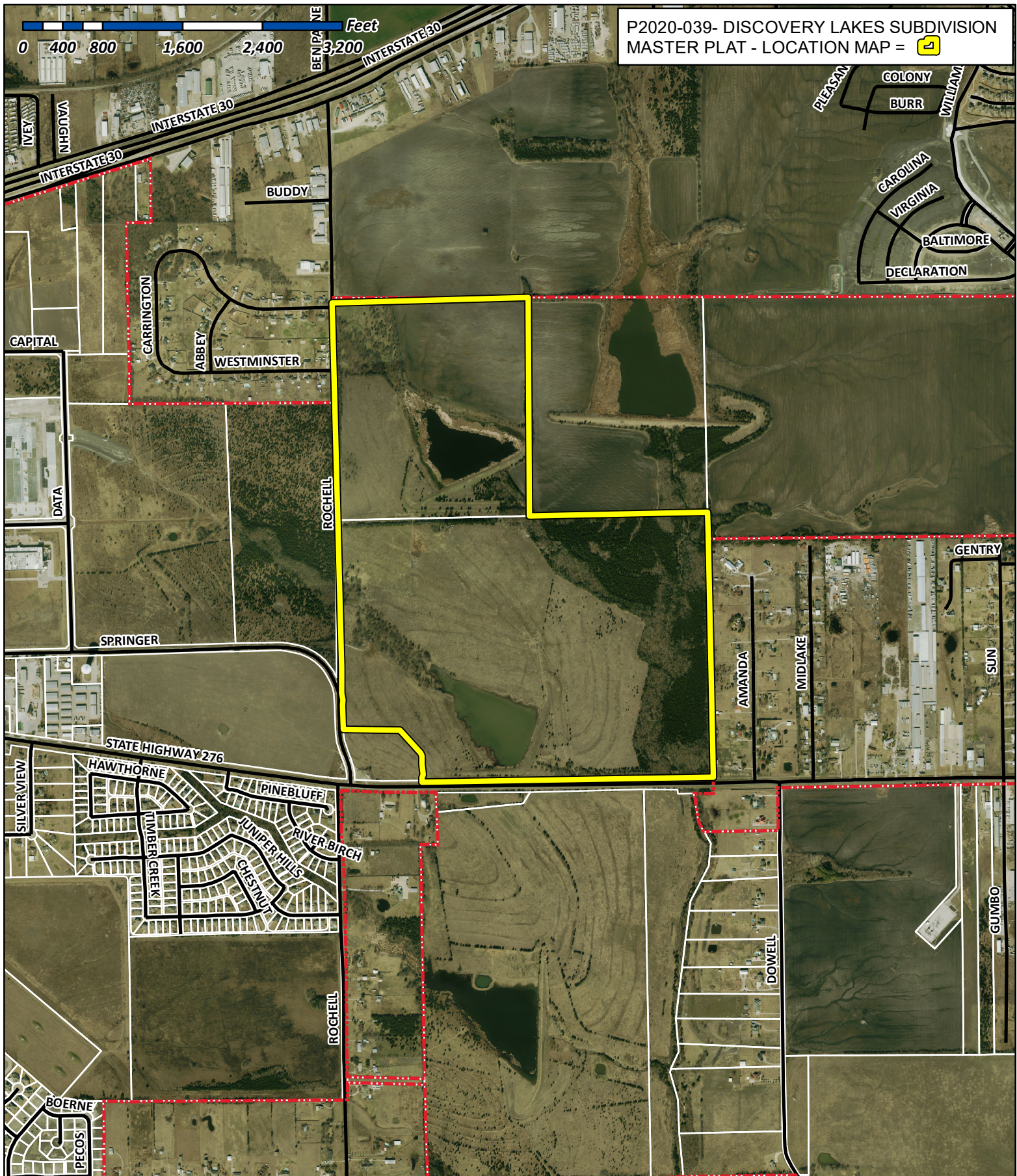
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Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



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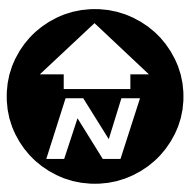
PROJECT INFORMATION
Project No.: SBD20370
Date: Sept. 18, 2020
Drawn By: TS
Scale: 1"=200'
SHEET 1 of 1

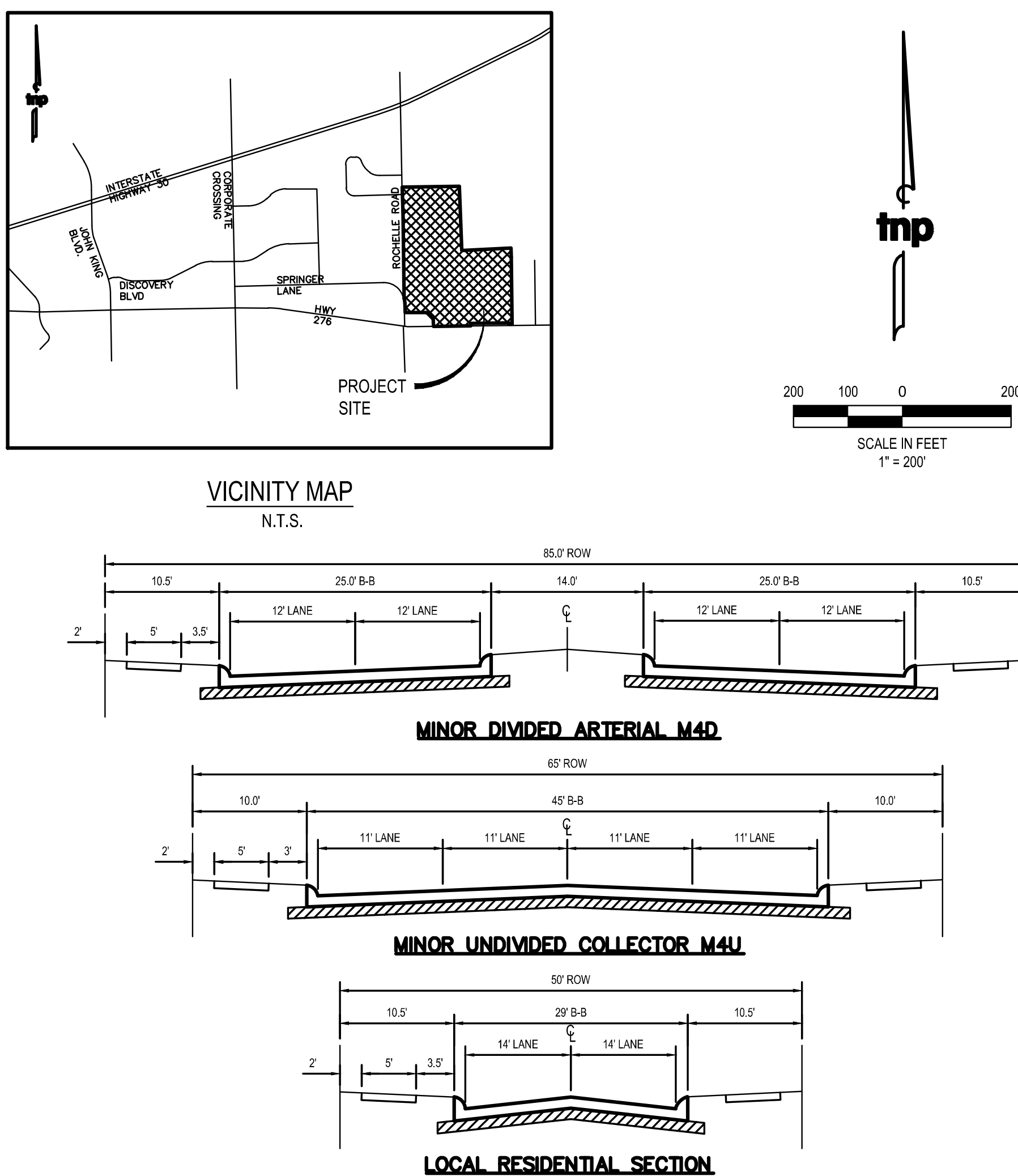
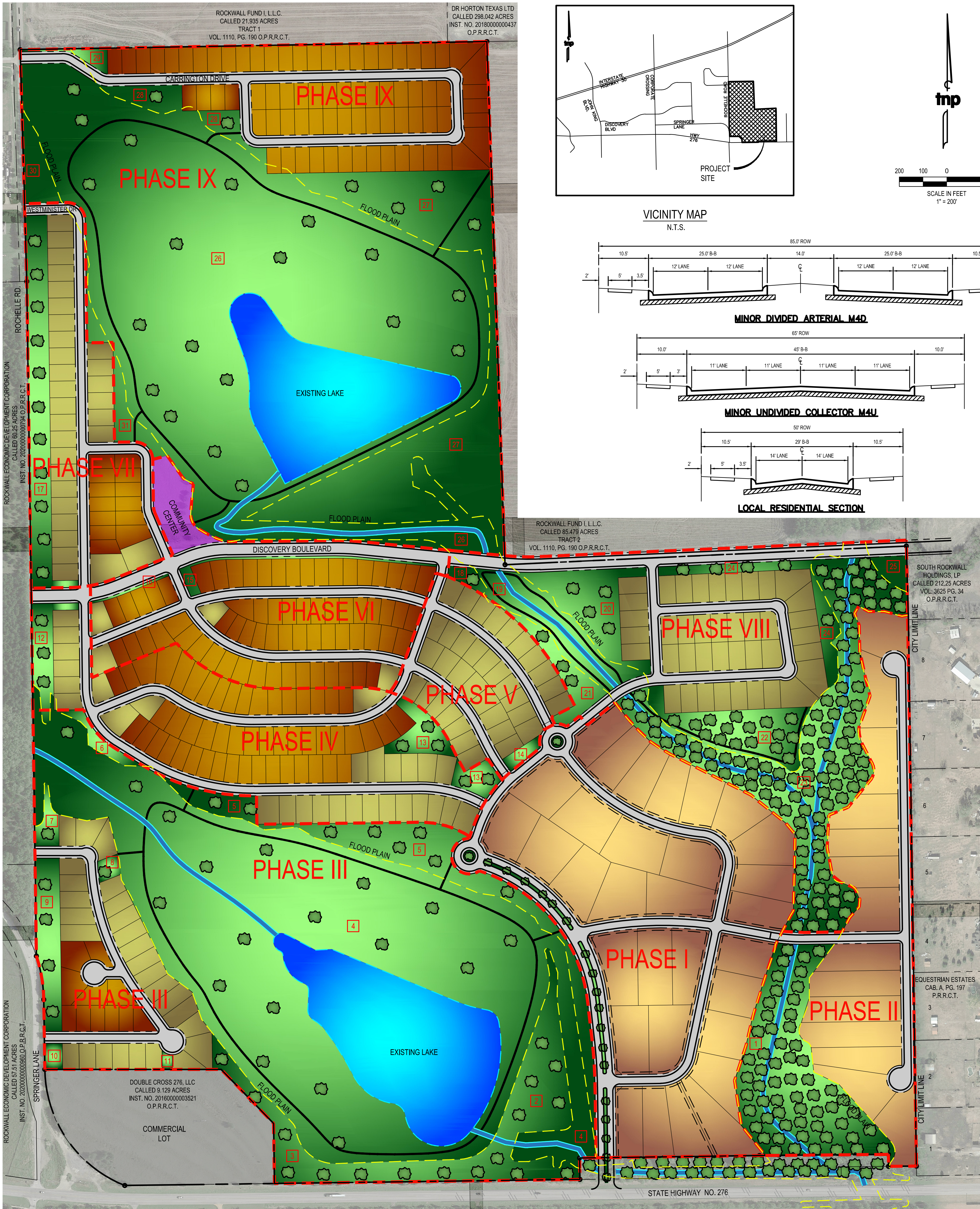


City of Rockwall

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

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





COMPLIANCE WITH PD ORDINANCE 20-27		
	PD REQUIREMENT	PROVIDED BY MASTER PLAN
TOTAL NUMBER OF RESIDENTIAL LOTS	MAX. 428 LOTS	428 LOTS
AVERAGE LOT SIZE	MIN. 9,700 SF PER LOT	AVERAGE OF 11,137 SF PER LOT
LOT COMPOSITION	TYPE A: MIN. 40 LOTS TYPE B: MIN. 38% OF TOTAL LOTS TYPE C: MAX. 55% OF TOTAL LOTS	TYPE A: 45 LOTS TYPE B: 165/428 = 39% OF TOTAL LOTS TYPE C: 218/428 = 51% OF TOTAL LOTS
RESIDENTIAL DENSITY	MAX. 1.40 LOTS PER GROSS ACRE	1.39 LOTS PER GROSS ACRE
OPEN SPACE	MIN. 20% OF GROSS LAND AREA	102.9/307.18 = 33.5%

- NOTES:
- DRAINAGE FACILITIES: STORM SEWER SYSTEM WILL BE INSTALLED UNDERNEATH THE ROADWAYS ON THE PROPERTY FOR EACH PHASE. DETENTION WILL BE PROVIDED FOR ENTIRE SITE, IF NEEDED.
 - SANITARY SEWER FACILITIES: TEMPORARY ON-SITE SANITARY SEWER SYSTEMS WILL BE INSTALLED FOR TYPE A LOTS CONTAINING A MINIMUM OF 32,670 SQUARE FEET PER PD ORDINANCE 20-27. SANITARY SEWER MAIN LINES AND SERVICES TO EACH LOT WILL BE INSTALLED WITH EACH PHASE OF DEVELOPMENT AND WILL BE CONNECTED IN THE FUTURE TO THE PROPOSED BUFFALO CREEK LIFT STATION. SANITARY SEWER LINE THROUGH THE PROPERTY WILL BE A MINIMUM PIPE SIZE OF 8", 18" AND 10" GRAVITY TRUNK SANITARY SEWER LINES WILL BE INSTALLED ON THE PROPERTY PER THE CITY'S WASTEWATER MASTER PLAN.
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 - ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 48397C0045L DATED SEPTEMBER 26, 2008 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THIS PROPERTY INCLUDES ZONES A, AE, AND X.
 - PROPERTY IS ZONED AS PLANNED DEVELOPMENT DISTRICT 78 (PD-78) ORDINANCE NUMBER 20-27.

PROPOSED PHASING TABLE						
PROPOSED LOT TYPES						
PHASE #	AREA (AC.)	TYPE A MIN. 0.75 AC.	TYPE B MIN. 7,700 S.F.	TYPE C MIN. 6,600 S.F.	COMMUNITY CENTER	YEAR
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4	21.31		29	51		2023
5	8.56		35			2024
6	18.12	4		67	1	2024
7	13.85		30	13		2025
8	33.46		40			2026
9	81.9			76		2027
TOTAL	307.18	45	165	218		428

CAPITAL IMPROVEMENTS TABLE					
PHASE #	AREA (AC.)	WATER		SEWER	
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3	71.42	12" ALONG ROCHELLE RD. FROM SH 276 ALONG FRONTAGE OF PH. 3		ROCHELLE RD. WIDENING ALONG PH. 3 FRONTAGE	
4	21.31	12" ALONG ROCHELLE RD. ALONG FRONTAGE OF PH. 4 & 12" ALONG DISCOVERY BLVD		WIDEN ROCHELL RD. ALONG PH. 4 FRONTAGE DISCOVERY BLVD. CONSTRUCTION	
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1

OPEN SPACE NUMBER

TYPE A LOT - MIN. 80' X 200' (45 LOTS)

TYPE B LOT - MIN. 70' X 110' (165 LOTS)

TYPE C LOT - MIN. 60' X 110' (218 LOTS)

PUBLIC OPEN SPACE/ LANDSCAPE BUFFER

COMMUNITY CENTER

WALKING TRAIL

MASTER PLAT
428 Residential Lots

Discovery Lakes

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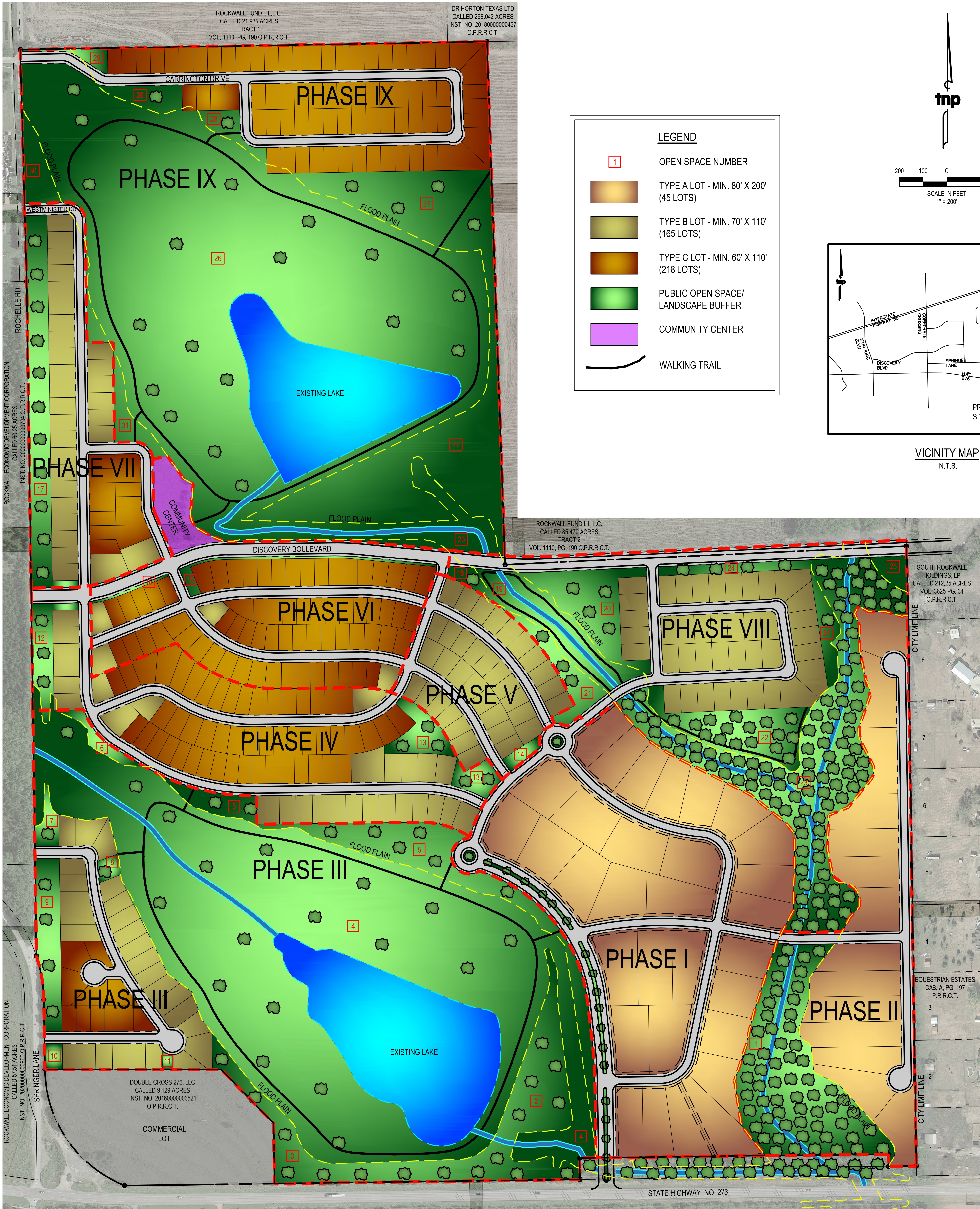
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PROJECT INFORMATION
Project No.: SBD20370
Date: Sept. 18, 2020
Drawn By: TS
Scale: 1"=200'

SHEET 1 of 1

CASE NO. P_____



OPEN SPACE TABLE			
AREA #	AREA (AC)	OPEN SPACE CREDIT (AC)	COMMENTS
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27	11.42	11.42	OPEN SPACE, PH. 9
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30	0.80	0.80	OPEN SPACE, PH. 9
31	0.95	0.95	OPEN SPACE, PH. 9
TOTAL	163.86	102.90	

Open Space Master Plan
428 Residential Lots

Discovery Lakes Phase 1

OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
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PROJECT INFORMATION
Project No.: SBD20370
Date: Sept. 18, 2020
Drawn By: TS
Scale: 1"=200'
SHEET 1 of 1



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: October 27, 2020
APPLICANT: Cameron Slown, PE; *Teague, Nall & Perkins, Inc.*
CASE NUMBER: P2020-039; *Master Plat for Discovery Lakes Subdivision*

SUMMARY

Discuss and consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Master Plat and Open Space Master Plan for the Discovery Lakes Subdivision consisting of 428 single-family residential lots on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting approval of a *Master Plat/Open Space Master Plan* for the Discovery Lakes Subdivision. The Discovery Lakes Subdivision is a nine (9) phase, master planned community that will consist of 428 single-family residential lots on a 307.18-acre tract of land. The proposed *Master Plat* delineates the timing and phasing for the proposed development in order to determine compliance with the OURHometown Vision 2040 Comprehensive Plan, and the availability and capacity of the public improvements needed to serve the development. The *Master Plat* also indicates the location of the 9.129-acre tract of land zoned for General Retail (GR) District land uses, which will allow for neighborhood service type land uses. Additionally, the applicant is requesting approval of an *Open Space Master Plan*, which indicates 102.9-acres (*i.e.* 33.5%) of open space for the development and a ~2.6-mile walking trail for the community. A summary of the proposed lot composition is as follows:

LOT COMPOSITION

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
<i>A</i>	80' x 200'	32,670 SF	45	10.51%
<i>B</i>	70' x 110'	7,700 SF	177	41.36%
<i>C</i>	60' x 110'	6,600 SF	206	48.13%

Maximum Permitted Units:

428

100.00%

- ☑ The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. On July 5, 2005, the City Council approved *Ordinance No. 05-29* [Case No. Z2005-021] changing the zoning from an Agricultural (AG) District to a Light Industrial (LI) District. On August 17, 2015, the zoning designation of the subject property was again changed by *Ordinance No. 15-24* [Case No. Z2015-016] from a Light Industrial (LI) District to Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. On August 3, 2020, the City Council approved an amendment to Planned Development District 78 (PD-78) through *Ordinance No. 20-27* [Case No. Z2020-024] allowing for the reduction in the number of single-family residential lots from 507 to 428 (*i.e.* a decrease of the Type 'A' Lots by 76 and Type 'C' Lots by 53, and an increase in the Type 'B' Lots by 50), which represented a reduction in the overall density from 1.65 dwelling units per acre to 1.40 dwelling units per acre. This zoning change also changed the Type 'A' Lots from a minimum of 9,600 SF to 32,670 SF.

- ☑ On October 6, 2020, the Parks and Recreation Board approved pro-rata fees of \$155,364.00 (*i.e. 428 lots @ \$363.00 per lot*) and cash-in-lieu of land fees of \$163,924.00 (*i.e. 428 lots @ \$383.00 per lot*) for the Discovery Lakes Addition by a vote of 6-0, with Board Member Denny absent.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for master 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 Master Plat/Open Space Master Plan for the *Discovery Lakes Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2020-039

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

- ☒ Master Plat (\$100.00 + \$15.00 Acre)¹ (100+307.18*15=\$4707.70)
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address	none		
Subdivision	none	Lot	Block
General Location	307 Acre Tract near the NE corner of the intersection of SH 276 and Rochelle Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-78		Current Use	None	
Proposed Zoning	PD-78		Proposed Use	Single Family Residential	
Acreage	307.18	Lots [Current]	1	Lots [Proposed]	428

☒ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Nick DiGiuseppe	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-9941	Phone	817-889-5050
E-Mail	southbrookinvestments@outlook.com	E-Mail	cslow@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

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

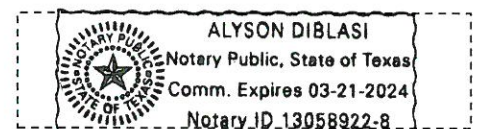
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$4,707.70, to cover the cost of this application, has been paid to the City of Rockwall on this the 17th day of September, 20 20. By signing 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 17th day of September, 20 20

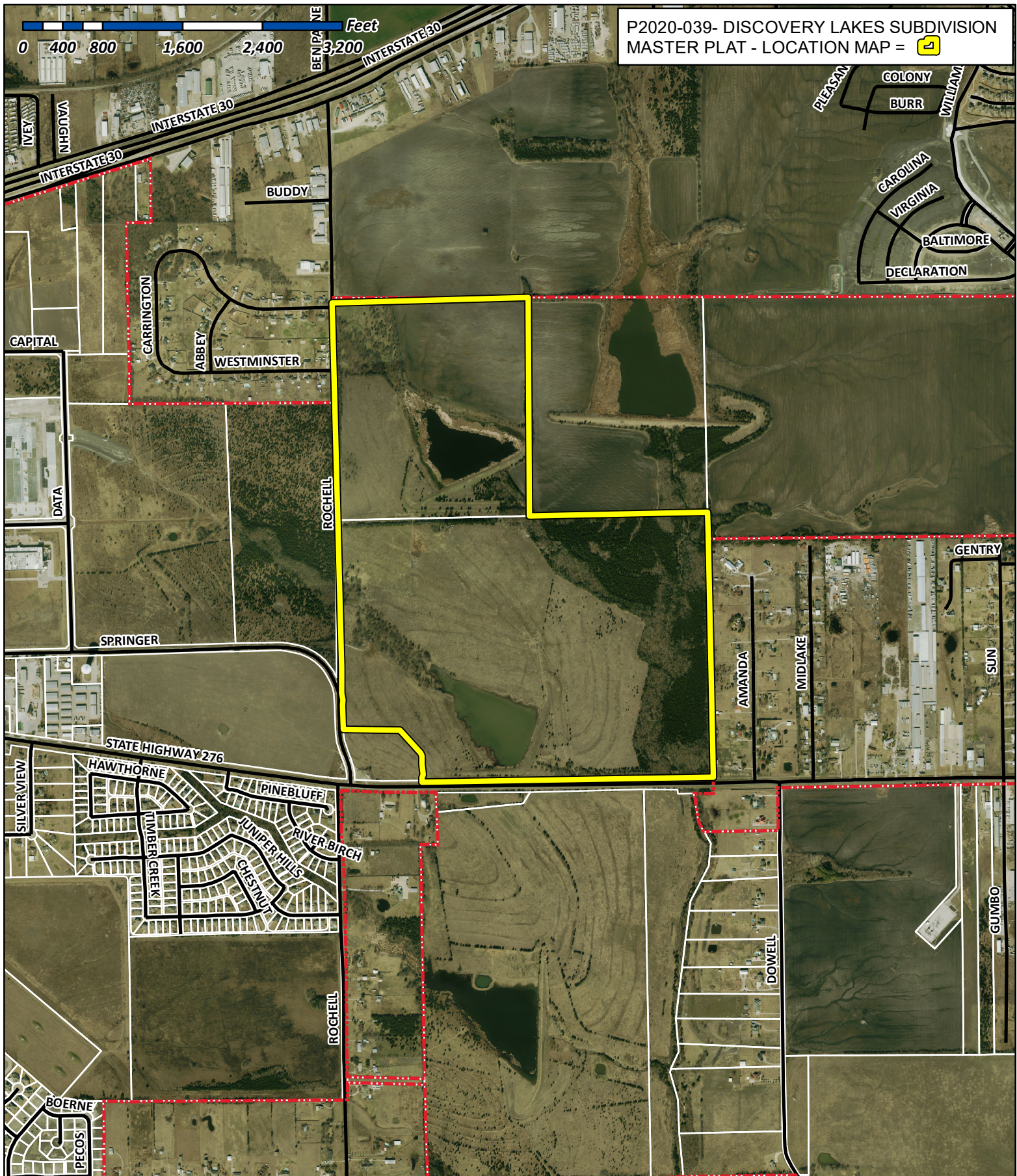
Owner's Signature

Notary Public in and for the State of Texas

Nick DiGiuseppe
Alyson DiBlasi



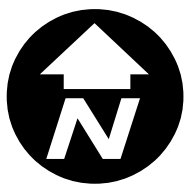
My Commission Expires 03-21-2024

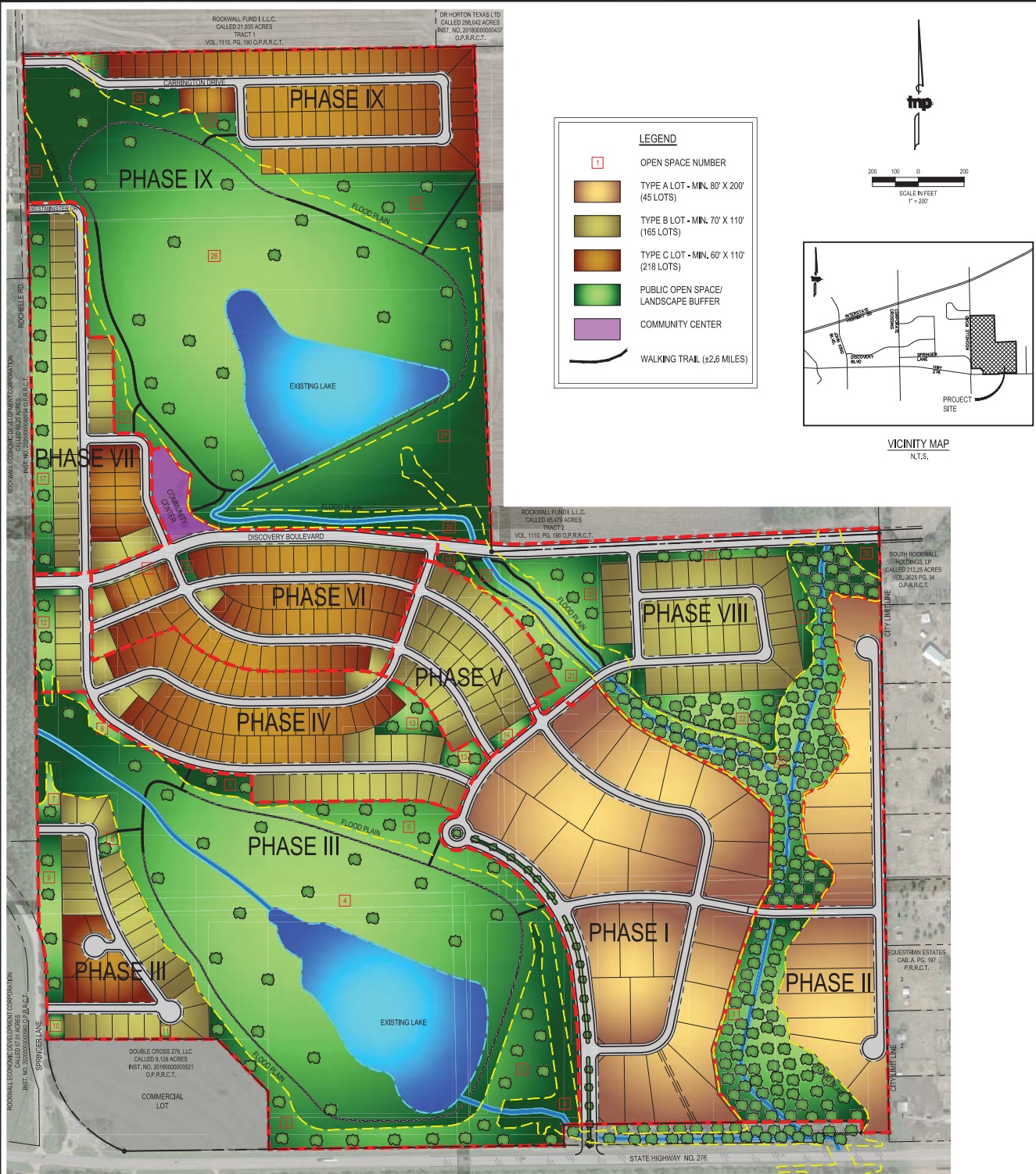


City of Rockwall

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

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





OPEN SPACE TABLE			
AREA #	AREA (AC.)	OPEN SPACE CREDIT (AC.)	COMMENTS
1	6.96	3.48	FLOOD PLAIN, PH. 2
2	2.62	2.62	OPEN SPACE PH. 3
3	3.79	3.79	OPEN SPACE PH. 3
4	50.81	25.41	FLOOD PLAIN, PH. 3
5	4.52	4.52	OPEN SPACE PH. 3
6	0.37	0.37	OPEN SPACE PH. 3
7	0.36	0.36	OPEN SPACE PH. 3
8	0.19	0.19	OPEN SPACE PH. 3
9	1.56	1.56	OPEN SPACE PH. 3
10	0.19	0.19	OPEN SPACE PH. 3
11	0.07	0.07	OPEN SPACE PH. 3
12	0.95	0.95	OPEN SPACE PH. 4
13	1.31	1.31	OPEN SPACE PH. 4
14	0.25	0.25	OPEN SPACE PH. 5
15	0.38	0.38	OPEN SPACE PH. 6
16	0.08	0.08	OPEN SPACE PH. 6
17	3.32	3.32	OPEN SPACE PH. 7
18	0.25	0.25	OPEN SPACE PH. 8
19	2.23	1.12	FLOOD PLAIN PH. 8
20	2.17	2.17	OPEN SPACE PH. 8
21	1.02	1.02	OPEN SPACE PH. 8
22	2.43	2.43	OPEN SPACE PH. 8
23	10.28	5.14	FLOOD PLAIN PH. 8
24	1.18	1.18	OPEN SPACE PH. 8
25	0.35	0.35	OPEN SPACE PH. 8
26	51.69	25.85	FLOOD PLAIN PH. 9
27	11.42	11.42	OPEN SPACE PH. 9
28	1.16	1.16	OPEN SPACE PH. 9
29	0.23	0.23	OPEN SPACE PH. 9
30	0.80	0.80	OPEN SPACE PH. 9
31	0.95	0.95	OPEN SPACE PH. 9
TOTAL	163.89	102.91	

OPEN SPACE COMPLIANCE TABLE			
		PD REQUIREMENT (AC.)*	PROVIDED BY MASTER PLAN (AC.)
OPEN SPACE		61.44	102.91
OPEN SPACE %		20%	38%

* PD REQUIREMENT IS 20% OF GROSS LAND AREA. GROSS LAND AREA IS 307.18 AC.

Open Space Master Plan
428 Residential Lots

Discovery Lakes

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

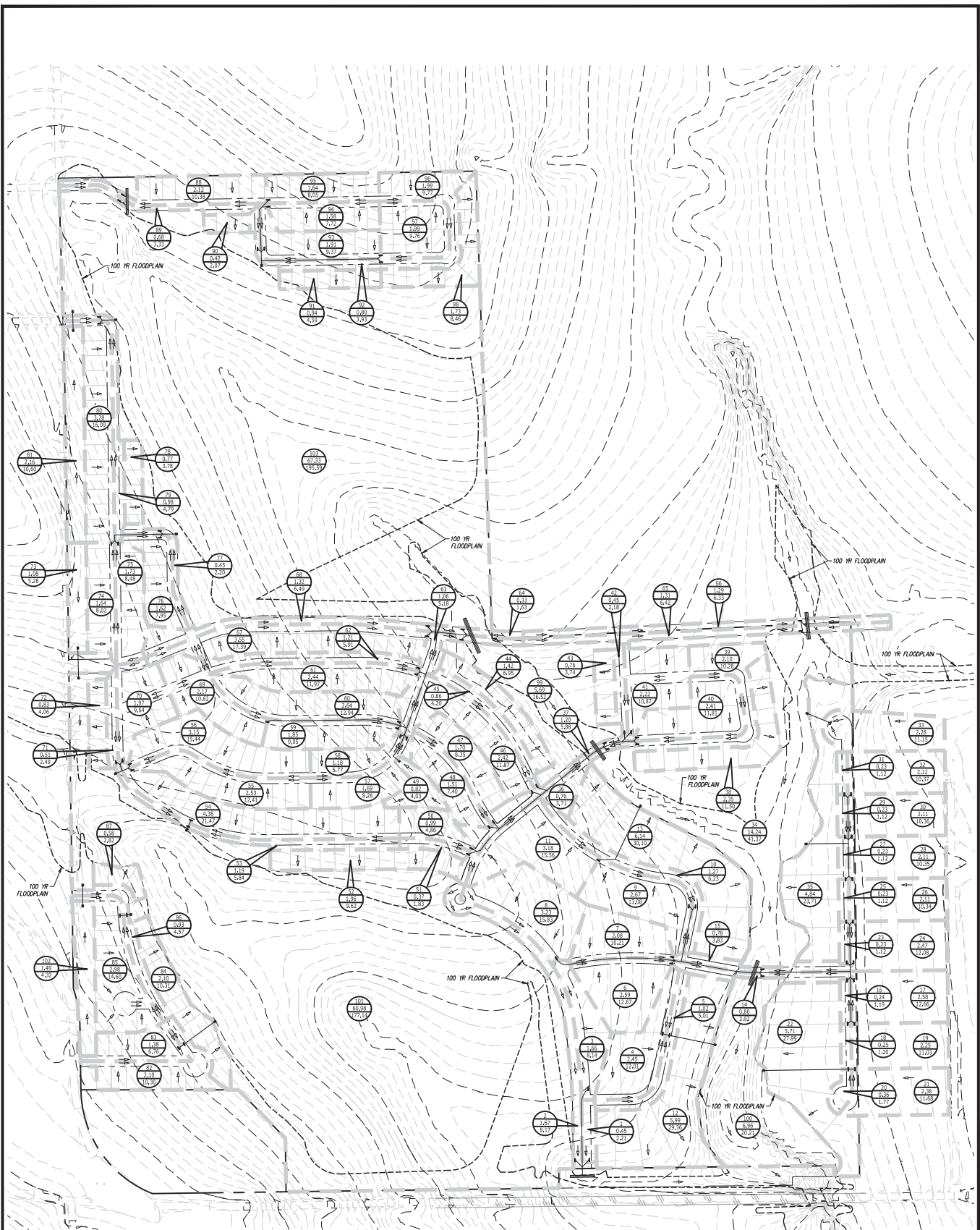
Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



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

PROJECT INFORMATION
Project No.: SBD20370
Date: Oct. 6, 2020
Drawn By: TS
Scale: 1"=200'
SHEET 1 of 1

CASE NO. P2020-039



LEGEND

- DRAINAGE DIVIDE
- 100 YR FLOODPLAIN
- DRAINAGE AREA
- AREA, ACRES
- 100 YR RUNOFF, CFS
- FLOW DIRECTION
- EX CONTOURS
- PROPOSED DROP INLET
- PROPOSED CURB INLET
- PROPOSED REINFORCED CONCRETE PIPE
- PROPOSED REINFORCED CONCRETE BOX



Master Drainage Plan
428 Residential Lots

Discovery Lakes

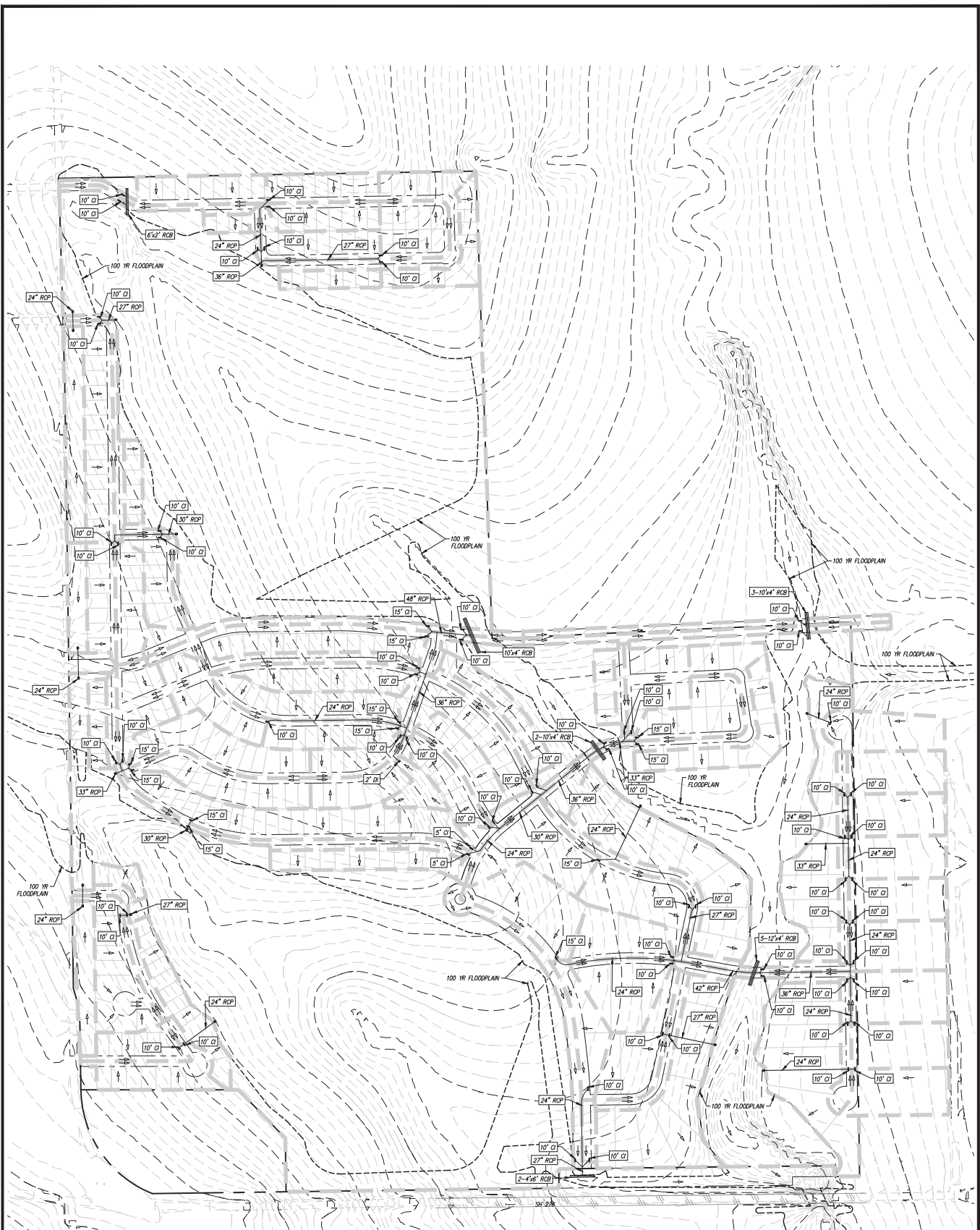
OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

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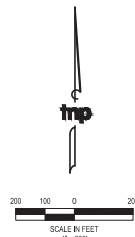
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PROJECT INFORMATION
Project No.: SBD20370
Date: Oct. 6, 2020
Drawn By: JH
Scale: 1"=200'
SHEET 1 of 3



LEGEND

- DRAINAGE DIVIDE
- 100 YR FLOODPLAIN
- DRAINAGE AREA
- AREA, ACRES
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Master Drainage Plan 428 Residential Lots

Discovery Lakes

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PROJECT INFORMATION
Project No.: SBD20370
Date: Oct. 6, 2020
Drawn By: JH
Scale: 1"=200'
SHEET 2 of 3

CASE NO. P2020-039

DRAINAGE AREA CALCULATIONS						
Drainage Area No	Time of Conc (min)	Intensity I ₁₀₀ (in/hr)	Runoff Coefficient C	Area (ac.)	Q ₁₀₀ (cfs)	Remarks
1	10	9.80	0.50	0.45	2.21	FLWS TO STORM INLET
2	10	9.80	0.50	1.67	8.17	FLWS TO STORM INLET
3	10	9.80	0.50	1.66	8.14	FLWS TO STORM INLET
4	10	9.80	0.50	2.45	12.01	FLWS TO STORM INLET
5	10	9.80	0.50	1.02	5.01	FLWS TO STORM INLET
6	10	9.80	0.50	2.59	12.67	FLWS TO STORM INLET
7	10	9.80	0.50	2.08	10.21	FLWS TO STORM INLET
8	10	9.80	0.50	3.23	15.83	FLWS TO STORM INLET
9	10	9.80	0.50	2.67	13.08	FLWS TO STORM INLET
10	10	9.80	0.50	1.27	6.23	FLWS TO STORM INLET
11	10	9.80	0.50	3.18	1.18	FLWS TO STORM INLET
12	10	9.80	0.50	5.99	29.36	FLWS TO CREEK
13	10	9.80	0.50	6.14	30.10	FLWS TO CREEK
14	10	9.80	0.50	0.80	3.92	FLWS TO STORM INLET
15	10	9.80	0.50	0.78	3.82	FLWS TO STORM INLET
16	10	9.80	0.50	0.24	1.18	FLWS TO STORM INLET
17	10	9.80	0.50	2.58	12.64	FLWS TO STORM INLET
18	10	9.80	0.50	0.25	1.23	FLWS TO STORM INLET
19	10	9.80	0.50	2.25	11.03	FLWS TO STORM INLET
20	10	9.80	0.50	0.36	1.76	FLWS TO STORM INLET
21	10	9.80	0.50	2.38	11.66	FLWS TO STORM INLET
22	10	9.80	0.50	5.71	27.98	FLWS TO CREEK
23	10	9.80	0.50	0.23	1.13	FLWS TO STORM INLET
24	10	9.80	0.50	2.47	12.10	FLWS TO STORM INLET
25	10	9.80	0.50	0.23	1.13	FLWS TO STORM INLET
26	10	9.80	0.50	2.11	10.34	FLWS TO STORM INLET
27	10	9.80	0.50	0.23	1.13	FLWS TO STORM INLET
28	10	9.80	0.50	2.11	10.34	FLWS TO STORM INLET
29	10	9.80	0.50	0.23	1.13	FLWS TO STORM INLET
30	10	9.80	0.50	2.11	10.34	FLWS TO STORM INLET
31	10	9.80	0.50	0.23	1.13	FLWS TO STORM INLET
32	10	9.80	0.50	2.12	10.39	FLWS TO STORM INLET
33	10	9.80	0.50	2.28	11.17	FLWS TO STORM INLET
34	20	8.30	0.35	14.24	41.37	FLWS TO CREEK
35	10	9.80	0.50	4.84	23.72	FLWS TO CREEK
36	10	9.80	0.50	0.76	3.72	FLWS TO STORM INLET
37	10	9.80	0.50	1.20	5.88	FLWS TO STORM INLET
38	10	9.80	0.50	2.35	11.52	FLWS TO CREEK
39	10	9.80	0.50	2.10	10.29	FLWS TO STORM INLET
40	10	9.80	0.50	2.41	11.81	FLWS TO STORM INLET
41	10	9.80	0.50	2.22	10.88	FLWS TO STORM INLET
42	10	9.80	0.50	0.45	2.21	FLWS TO STORM INLET
43	10	9.80	0.50	0.76	3.72	FLWS TO CREEK
44	10	9.80	0.50	1.42	6.96	FLWS TO CREEK
45	10	9.80	0.50	0.86	4.21	FLWS TO STORM INLET
46	10	9.80	0.50	2.42	11.86	FLWS TO STORM INLET
47	10	9.80	0.50	1.70	8.33	FLWS TO STORM INLET
48	10	9.80	0.50	1.51	7.40	FLWS TO STORM INLET
49	10	9.80	0.50	0.82	4.02	FLWS TO DROP INLET
50	10	9.80	0.50	0.99	4.85	FLWS TO STORM INLET
51	10	9.80	0.50	0.37	1.81	FLWS TO STORM INLET
52	10	9.80	0.50	1.96	9.60	FLWS TO CREEK
53	10	9.80	0.50	1.19	5.83	FLWS TO STORM INLET
54	10	9.80	0.50	4.38	21.46	FLWS TO STORM INLET
55	10	9.80	0.50	2.53	12.40	FLWS TO STORM INLET
56	10	9.80	0.50	3.15	15.44	FLWS TO STORM INLET
57	10	9.80	0.50	1.69	8.28	FLWS TO STORM INLET
58	10	9.80	0.50	1.18	5.78	FLWS TO STORM INLET
59	10	9.80	0.50	1.85	9.07	FLWS TO STORM INLET
60	10	9.80	0.50	2.64	12.94	FLWS TO STORM INLET
61	10	9.80	0.50	2.44	11.96	FLWS TO STORM INLET
62	10	9.80	0.50	1.21	5.93	FLWS TO STORM INLET
63	10	9.80	0.50	1.06	5.19	FLWS TO STORM INLET
64	10	9.80	0.50	0.33	1.62	FLWS TO STORM INLET
65	10	9.80	0.50	1.31	6.42	FLWS TO STORM INLET
66	10	9.80	0.50	1.29	6.32	FLWS TO STORM INLET
67	10	9.80	0.50	3.85	17.40	FLWS TO STORM INLET
68	10	9.80	0.50	1.32	6.47	FLWS TO STORM INLET
69	10	9.80	0.50	2.17	10.63	FLWS TO STORM INLET
70	10	9.80	0.50	1.97	9.65	FLWS TO STORM INLET
71	10	9.80	0.50	0.51	2.50	FLWS TO STORM INLET
72	10	9.80	0.50	0.83	4.07	FLWS TO LANDSCAPE AREA
73	10	9.80	0.50	1.08	5.29	FLWS TO LANDSCAPE AREA
74	10	9.80	0.50	1.64	8.04	FLWS TO STORM INLET
75	10	9.80	0.50	1.73	8.48	FLWS TO STORM INLET
76	10	9.80	0.50	1.62	7.94	FLWS TO STORM INLET
77	10	9.80	0.50	0.45	2.21	FLWS TO STORM INLET
78	10	9.80	0.50	0.77	3.77	FLWS TO CREEK
79	10	9.80	0.50	0.98	4.80	FLWS TO STORM INLET
80	10	9.80	0.50	3.28	16.07	FLWS TO LANDSCAPE AREA
81	10	9.80	0.50	2.16	10.58	FLWS TO LANDSCAPE AREA
82	10	9.80	0.50	2.10	10.29	FLWS TO STORM INLET
83	10	9.80	0.50	1.38	6.76	FLWS TO STORM INLET
84	10	9.80	0.50	2.10	10.29	FLWS TO CREEK
85	10	9.80	0.50	2.98	14.60	FLWS TO STORM INLET
86	10	9.80	0.50	0.93	4.56	FLWS TO STORM INLET
87	10	9.80	0.50	0.58	2.84	FLWS TO CREEK
88	10	9.80	0.50	2.12	10.39	FLWS TO STORM INLET
89	10	9.80	0.50	0.68	3.33	FLWS TO STORM INLET
90	10	9.80	0.50	0.42	2.06	FLWS TO CREEK
91	10	9.80	0.50	0.94	4.61	FLWS TO CREEK
92	10	9.80	0.50	0.80	3.92	FLWS TO STORM INLET
93	10	9.80	0.50	1.91	9.36	FLWS TO STORM INLET
94	10	9.80	0.50	1.58	7.74	FLWS TO STORM INLET
95	10	9.80	0.50	1.64	8.04	FLWS TO STORM INLET
96	10	9.80	0.50	1.99	9.75	FLWS TO STORM INLET
97	10	9.80	0.50	1.99	9.75	FLWS TO STORM INLET
98	10	9.80	0.50	1.73	8.48	FLWS TO CREEK
99	20	8.30	0.35	5.69	16.53	FLWS TO CREEK
100	20	8.30	0.35	6.96	20.22	FLWS TO CREEK
101	20	8.30	0.35	60.98	177.15	FLWS TO CREEK
102	20	8.30	0.35	1.49	4.33	FLWS TO CREEK
103	20	8.30	0.35	67.33	195.59	FLWS TO CREEK
TOTAL					772.34	

Master Drainage Plan
428 Residential Lots

Discovery Lakes

OWNER:

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

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas

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

PROJECT INFORMATION
Project No.: SBD20370
Date: Oct. 6, 2020
Drawn By: JH
Scale: 1"=200'
SHEET 3 of 3

CASE NO. P2020-039



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: November 2, 2020
APPLICANT: Cameron Slown, PE; *Teague, Nall & Perkins, Inc.*
CASE NUMBER: P2020-039; *Master Plat for Discovery Lakes Subdivision*

SUMMARY

Discuss and consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Master Plat and Open Space Master Plan for the Discovery Lakes Subdivision consisting of 428 single-family residential lots on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting approval of a *Master Plat/Open Space Master Plan* for the Discovery Lakes Subdivision. The Discovery Lakes Subdivision is a nine (9) phase, master planned community that will consist of 428 single-family residential lots on a 307.18-acre tract of land. The proposed *Master Plat* delineates the timing and phasing for the proposed development in order to determine compliance with the OURHometown Vision 2040 Comprehensive Plan, and the availability and capacity of the public improvements needed to serve the development. The *Master Plat* also indicates the location of the 9.129-acre tract of land zoned for General Retail (GR) District land uses, which will allow for neighborhood service type land uses. Additionally, the applicant is requesting approval of an *Open Space Master Plan*, which indicates 102.9-acres (*i.e.* 33.5%) of open space for the development and a ~2.6-mile walking trail for the community. A summary of the proposed lot composition is as follows:

LOT COMPOSITION

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%

Maximum Permitted Units:

428

100.00%

- ☑ The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. On July 5, 2005, the City Council approved *Ordinance No. 05-29* [Case No. Z2005-021] changing the zoning from an Agricultural (AG) District to a Light Industrial (LI) District. On August 17, 2015, the zoning designation of the subject property was again changed by *Ordinance No. 15-24* [Case No. Z2015-016] from a Light Industrial (LI) District to Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. On August 3, 2020, the City Council approved an amendment to Planned Development District 78 (PD-78) through *Ordinance No. 20-27* [Case No. Z2020-024] allowing for the reduction in the number of single-family residential lots from 507 to 428 (*i.e.* a decrease of the Type 'A' Lots by 76 and Type 'C' Lots by 53, and an increase in the Type 'B' Lots by 50), which represented a reduction in the overall density from 1.65 dwelling units per acre to 1.40 dwelling units per acre. This zoning change also changed the Type 'A' Lots from a minimum of 9,600 SF to 32,670 SF.

- ☑ On October 6, 2020, the Parks and Recreation Board approved pro-rata fees of \$155,364.00 (*i.e. 428 lots @ \$363.00 per lot*) and cash-in-lieu of land fees of \$163,924.00 (*i.e. 428 lots @ \$383.00 per lot*) for the Discovery Lakes Addition by a vote of 6-0, with Board Member Denny absent.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for master 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 City Council chooses to approve the Master Plat/Open Space Master Plan for the *Discovery Lakes Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) 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 October 27, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Master Plat and Open Space Master Plan with the conditions of approval by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2020-039

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

- ☒ Master Plat (\$100.00 + \$15.00 Acre)¹ (100+307.18*15=\$4707.70)
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address	none		
Subdivision	none	Lot	Block
General Location	307 Acre Tract near the NE corner of the intersection of SH 276 and Rochelle Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-78	Current Use	None		
Proposed Zoning	PD-78	Proposed Use	Single Family Residential		
Acreage	307.18	Lots [Current]	1	Lots [Proposed]	428

☒ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Nick DiGiuseppe	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-9941	Phone	817-889-5050
E-Mail	southbrookinvestments@outlook.com	E-Mail	cslow@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

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

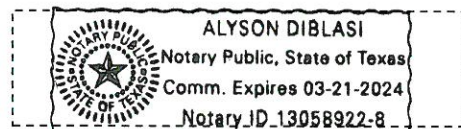
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$4,707.70, to cover the cost of this application, has been paid to the City of Rockwall on this the 17th day of September, 20 20. By signing 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 17th day of September, 20 20

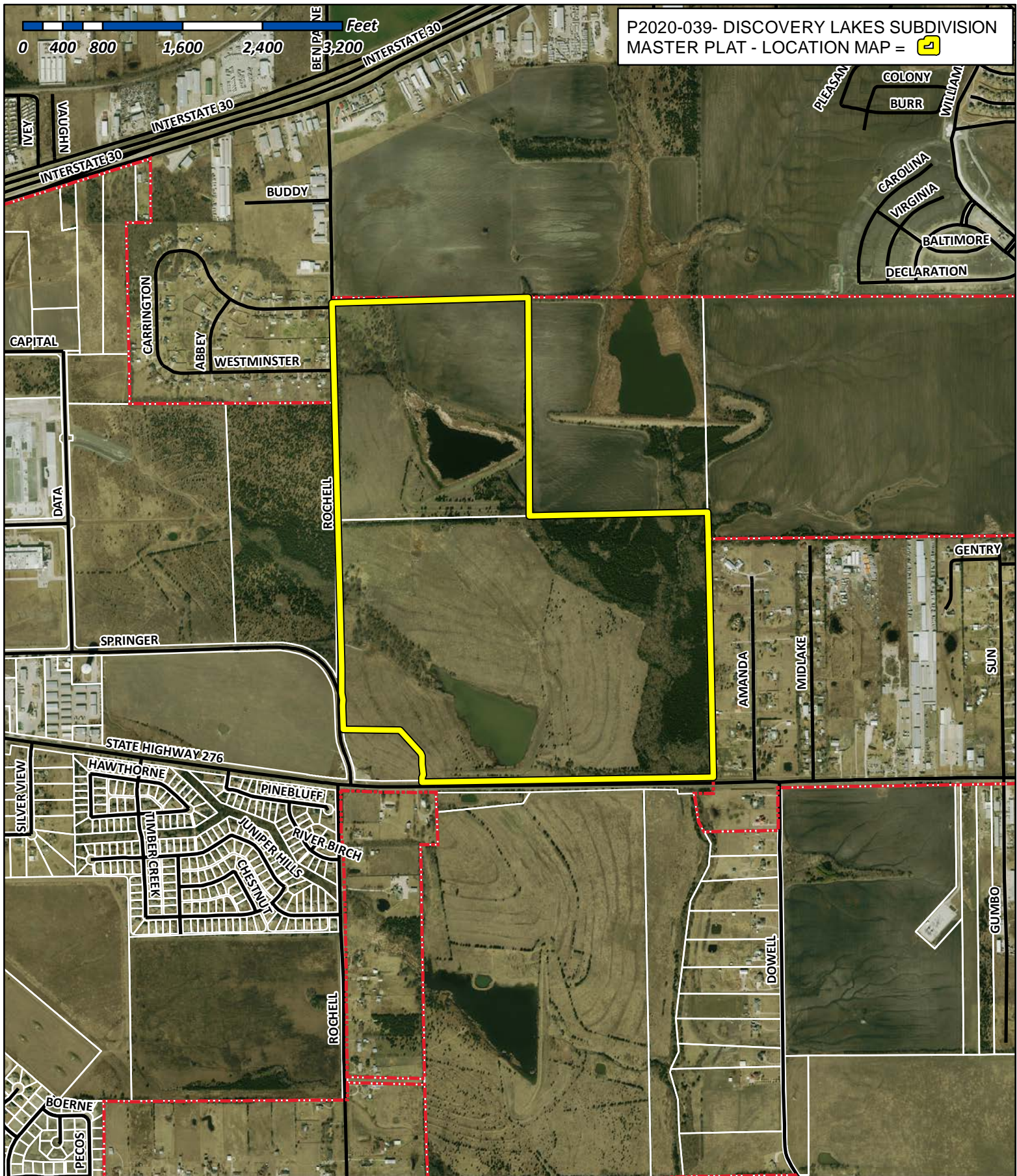
Owner's Signature

Notary Public in and for the State of Texas

Nick DiGiuseppe
Alyson DiBlasi



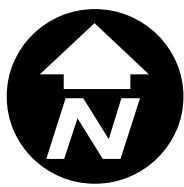
My Commission Expires 03-21-2024

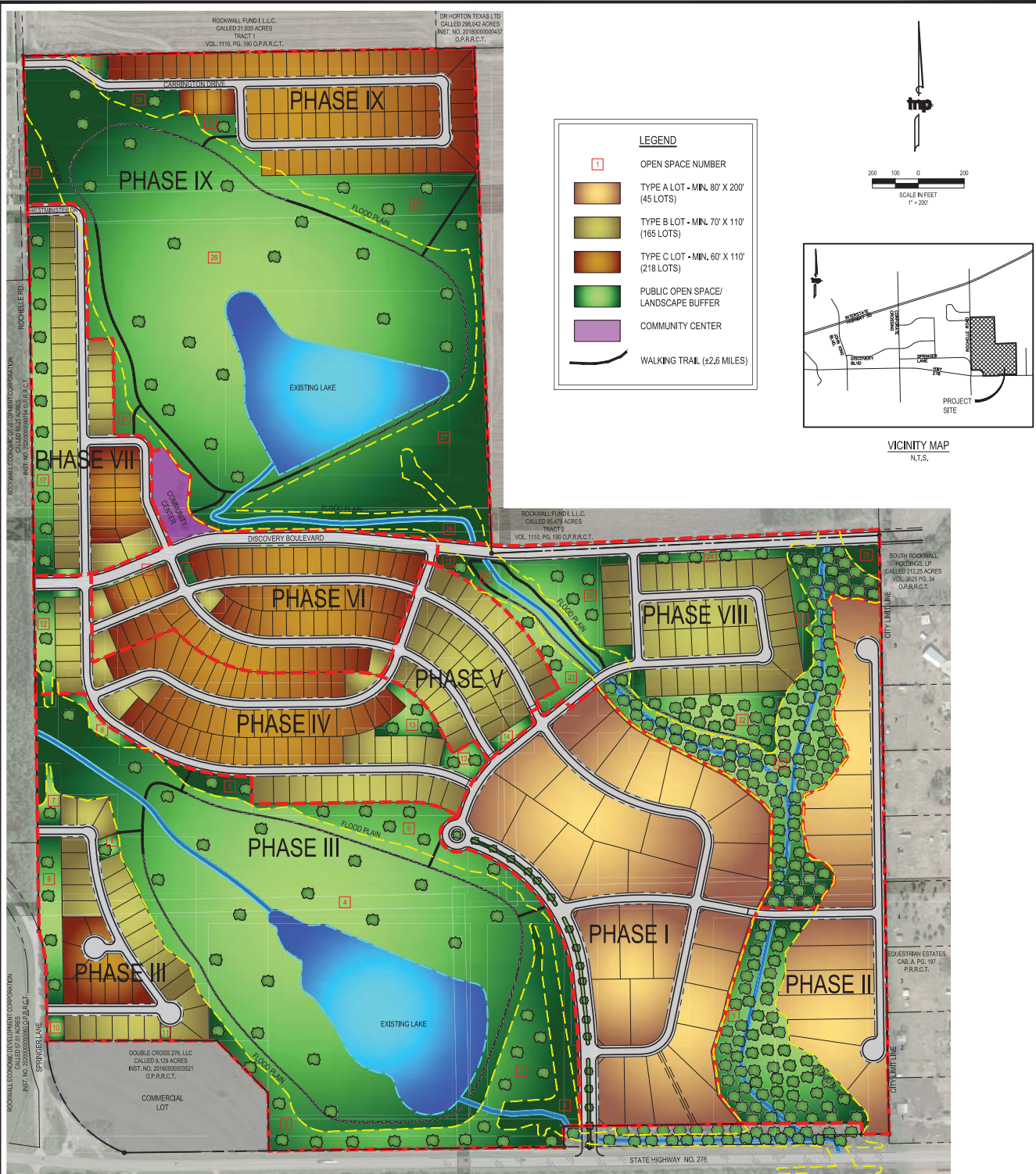


City of Rockwall

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

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





LOT NO.	AREA (AC.)	AREA (SQ. FT.)	AREA (SQ. FT.)
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3	0.00	0.00	0.00
4	0.00	0.00	0.00
5	0.00	0.00	0.00
6	0.00	0.00	0.00
7	0.00	0.00	0.00
8	0.00	0.00	0.00
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96	0.00	0.00	0.00
97	0.00	0.00	0.00
98	0.00	0.00	0.00
99	0.00	0.00	0.00
100	0.00	0.00	0.00

Open Space Master Plan
428 Residential Lots

Discovery Lakes

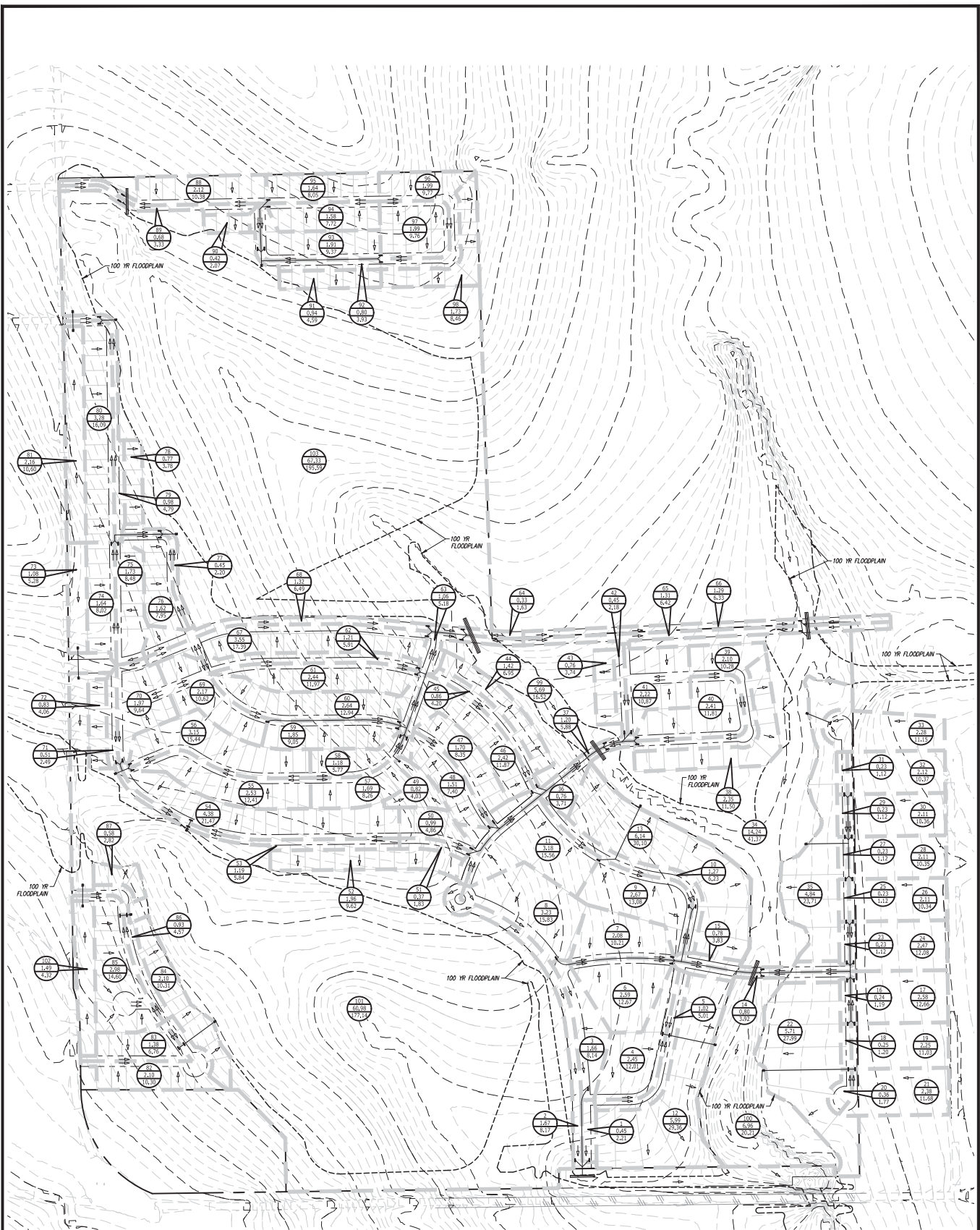
OWNER:
DISCOVERY LAKES, LLC.
15400 Knoll Trail Drive, Suite 230
Dallas, Texas 75248

Being a 307.18 Ac. Tract of land situated in the M.E. Hawkins Survey, Abstract No. 100 and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County Texas



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

PROJECT INFORMATION
Project No.: SBD20370
Date: Oct. 6, 2020
Drawn By: TS
Scale: 1"=200'
SHEET 1 of 1



LEGEND

- DRAINAGE DIVIDE
- 100 YR FLOODPLAIN
- DRAINAGE AREA
- AREA, ACRES
- 100 YR RUNOFF, CFS
- FLOW DIRECTION
- EX CONTOURS
- PROPOSED DROP INLET
- PROPOSED CURB INLET
- PROPOSED REINFORCED CONCRETE PIPE
- PROPOSED REINFORCED CONCRETE BOX



Master Drainage Plan
428 Residential Lots

Discovery Lakes

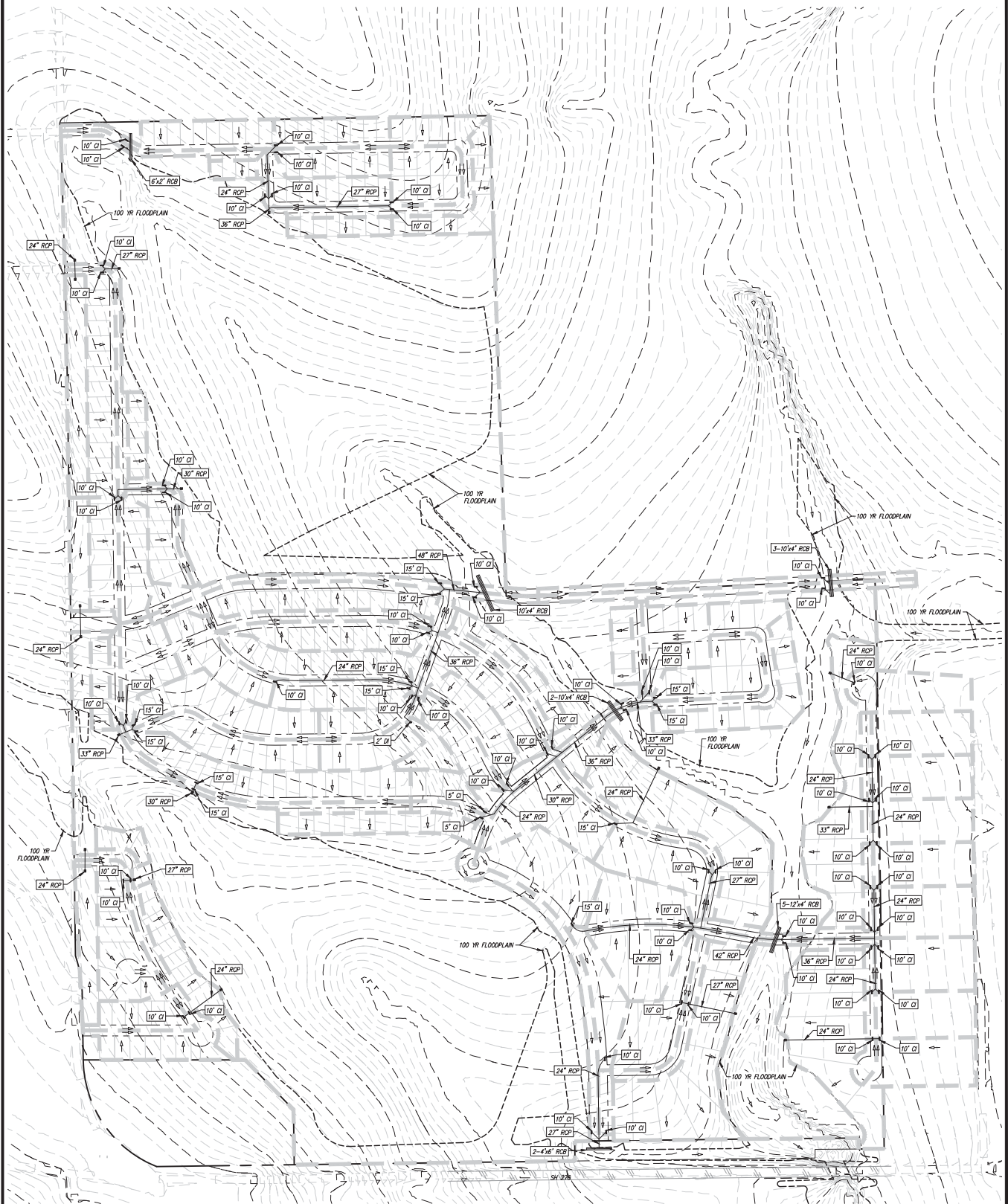
OWNER:
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Dallas, Texas 75248

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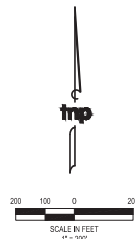
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PROJECT INFORMATION
Project No.: SBD20370
Date: Oct. 6, 2020
Drawn By: JH
Scale: 1"=200'
SHEET 1 of 3



LEGEND

- DRAINAGE DIVIDE
- 100 YR FLOODPLAIN
- DRAINAGE AREA
- AREA, ACRES
- 100 YR RUNOFF, CFS
- FLOW DIRECTION
- EX CONTOURS
- PROPOSED DROP INLET
- PROPOSED CURB INLET
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- PROPOSED REINFORCED CONCRETE BOX



Master Drainage Plan
428 Residential Lots

Discovery Lakes

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PROJECT INFORMATION
Project No.: SBD20370
Date: Oct. 6, 2020
Drawn By: JH
Scale: 1"=200'
SHEET 2 of 3

CASE NO. P2020-039

DISCOVERY LAKES AREA CALCULATIONS									
Channel ID	From ID	Channel Type	Channel Length (ft)	Channel Width (ft)	Channel Depth (ft)	Channel Area (sq ft)	Channel Volume (cu ft)	Channel Flow (cfs)	Channel Flow (gpm)
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86	87	1	100	10	1	1000	1000	1.0	1.0
87	88	1	100	10	1	1000	1000	1.0	1.0
88	89	1	100	10	1	1000	1000	1.0	1.0
89	90	1	100	10	1	1000	1000	1.0	1.0
90	91	1	100	10	1	1000	1000	1.0	1.0
91	92	1	100	10	1	1000	1000	1.0	1.0
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96	97	1	100	10	1	1000	1000	1.0	1.0
97	98	1	100	10	1	1000	1000	1.0	1.0
98	99	1	100	10	1	1000	1000	1.0	1.0
99	100	1	100	10	1	1000	1000	1.0	1.0
100	101	1	100	10	1	1000	1000	1.0	1.0
101	102	1	100	10	1	1000	1000	1.0	1.0
102	103	1	100	10	1	1000	1000	1.0	1.0
103	104	1	100	10	1	1000	1000	1.0	1.0
104	105	1	100	10	1	1000	1000	1.0	1.0
105	106	1	100	10	1	1000	1000	1.0	1.0
106	107	1	100	10	1	1000	1000	1.0	1.0
107	108	1	100	10	1	1000	1000	1.0	1.0
108	109	1	100	10	1	1000	1000	1.0	1.0
109	110	1	100	10	1	1000	1000	1.0	1.0
110	111	1	100	10	1	1000	1000	1.0	1.0
111	112	1	100	10	1	1000	1000	1.0	1.0
112	113	1	100	10	1	1000	1000	1.0	1.0
113	114	1	100	10	1	1000	1000	1.0	1.0
114	115	1	100	10	1	1000	1000	1.0	1.0
115	116	1	100	10	1	1000	1000	1.0	1.0
116	117	1	100	10	1	1000	1000	1.0	1.0
117	118	1	100	10	1	1000	1000	1.0	1.0
118	119	1	100	10	1	1000	1000	1.0	1.0
119	120	1	100	10	1	1000	1000	1.0	1.0
120	121	1	100	10	1	1000	1000	1.0	1.0
121	122	1	100	10	1	1000	1000	1.0	1.0
122	123	1	100	10	1	1000	1000	1.0	1.0
123	124	1	100	10	1	1000	1000	1.0	1.0
124	125	1	100	10	1	1000	1000	1.0	1.0
125	126	1	100	10	1	1000	1000	1.0	1.0
126	127	1	100	10	1	1000	1000	1.0	1.0
127	128	1	100	10	1	1000	1000	1.0	1.0
128	129	1	100	10	1	1000	1000	1.0	1.0
129	130	1	100	10	1	1000	1000	1.0	1.0
130	131	1	100	10	1	1000	1000	1.0	1.0
131	132	1	100	10	1	1000	1000	1.0	1.0
132	133	1	100	10	1	1000	1000	1.0	1.0
133	134	1	100	10	1	1000	1000	1.0	1.0
134	135	1	100	10	1	1000	1000	1.0	1.0
135	136	1	100	10	1	1000	1000	1.0	1.0
136	137	1	100	10	1	1000	1000	1.0	1.0
137	138	1	100	10	1	1000	1000	1.0	1.0
138	139	1	100	10	1	1000	1000	1.0	1.0
139	140	1	100	10	1	1000	1000	1.0	1.0
140	141	1	100	10	1	1000	1000	1.0	1.0
141	142	1	100	10	1	1000	1000	1.0	1.0
142	143	1	100	10	1	1000	1000	1.0	1.0
143	144	1	100	10	1	1000	1000	1.0	1.0
144	145	1	100	10	1	1000	1000	1.0	1.0
145	146	1	100	10	1	1000	1000	1.0	1.0
146	147	1	100	10	1	1000	1000	1.0	1.0
147	148	1	100	10	1	1000	1000	1.0	1.0
148	149	1	100	10	1	1000	1000	1.0	1.0
149	150	1	100	10	1	1000</			



November 13, 2020

TO: Cameron Slown
Teague, Nall & Perkins, Inc.
825 Watters Creek Blvd
Allen, TX 75013

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

SUBJECT: P2020-039; *Master Plat for Discovery Lakes Subdivision*

Cameron Slown:

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 November 2, 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;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) 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

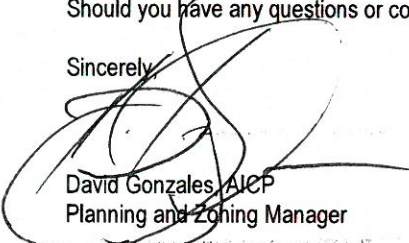
On October 27, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the *Master Plat and Open Space Master Plan* with the conditions of approval by a vote of 7-0.

City Council

On November 2, 2020, the City Council approved a motion to approve the master plat and open space master plan with the conditions of approval by a vote of 7-0.

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,


David Gonzales, AICP
Planning and Zoning Manager