



## PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-043

P&Z DATE 12/8/2020

CC DATE 12/21/2020

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. P2020-043

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## Platting Application Fees:

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

## Site Plan Application Fees:

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

## Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>  
☐ Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</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 S Goliad St.  
Subdivision Cain Properties No. 1 Lot 2 Block  
General Location Near the intersection of Goliad St. and Alamo Rd.

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

Current Zoning Downtown Current Use Vacant  
Proposed Zoning Downtown Proposed Use Rockwall Brewery  
Acreage 1.233 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]

<input type="checkbox"/> Owner	<u>Siren Brewing Company LLC</u>	<input type="checkbox"/> Applicant	<u>Tony Degelia</u>
Contact Person		Contact Person	<u>ATW Surveyors Inc.</u>
Address	<u>750 Justin Rd.</u>	Address	<u>2220 Gus Thomasson</u>
City, State & Zip	<u>Rockwall, TX 75087</u>	City, State & Zip	<u>Mesquite, TX 75150</u>
Phone		Phone	<u>972 681 4975</u>
E-Mail		E-Mail	<u>tony@awsurvey.com</u>

## NOTARY VERIFICATION [REQUIRED]

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

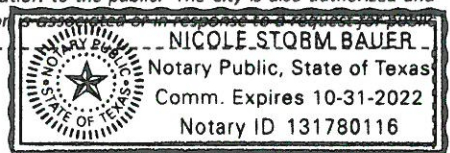
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$\_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 6<sup>th</sup> day of October, 20 20. By signing 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 6<sup>th</sup> day of October, 20 20.

Owner's Signature

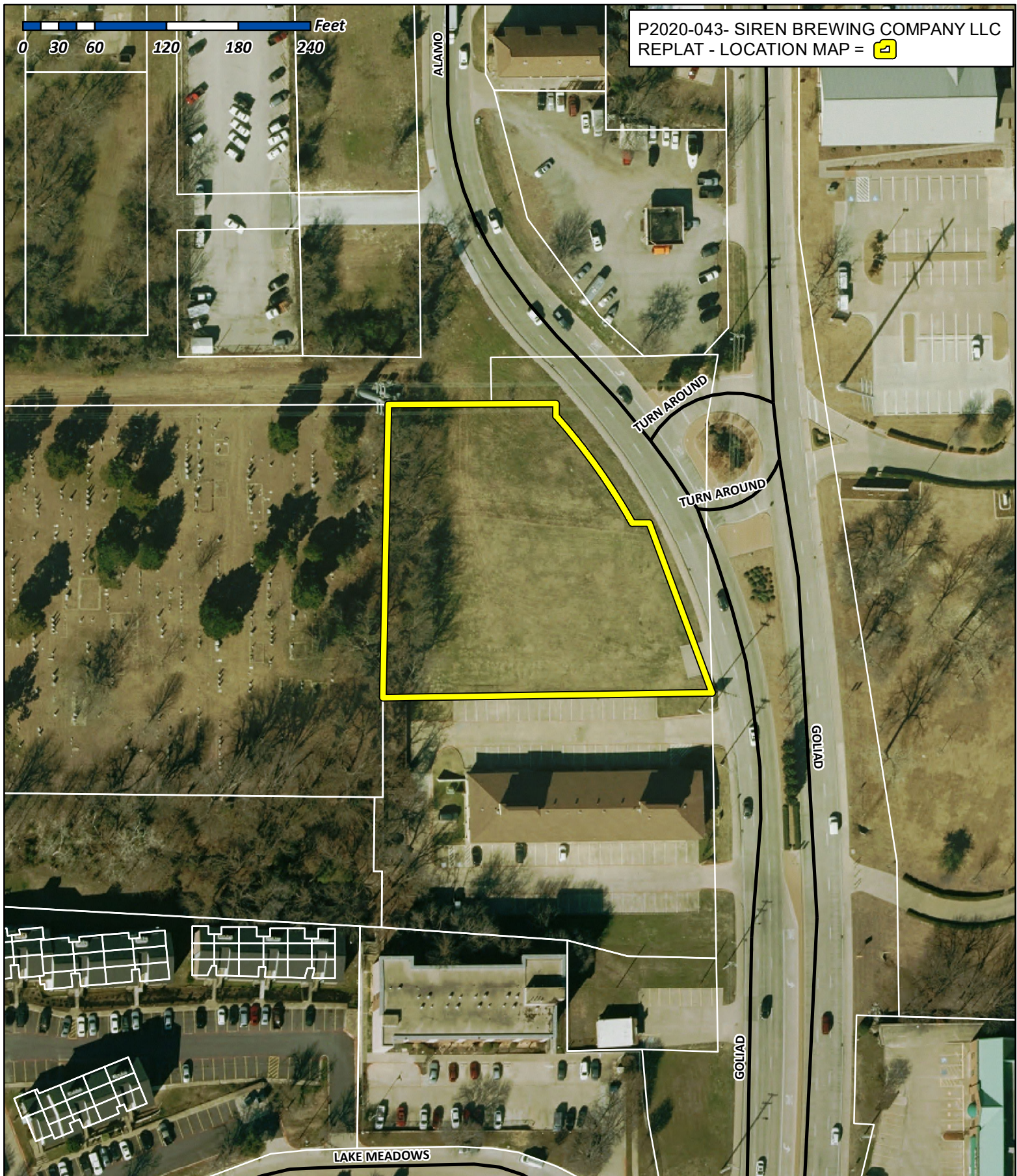
Notary Public in and for the State of Texas

[Signature]  
Amis-Bauer



My Commission Expires 10-31-2022





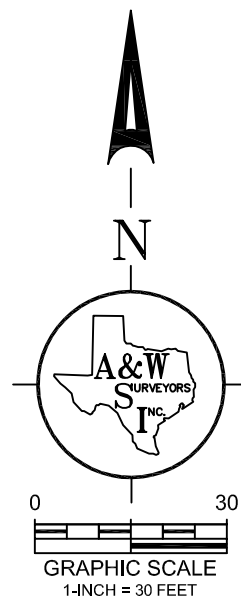
## City of Rockwall

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.







BILLY W. PEOPLES  
VOL. 1515, PG. 81  
D.R.R.C.T.

N. ALAMO STREET  
(60' RIGHT-OF-WAY)

STATE OF TEXAS  
INST. NO. 2007-00380303  
O.P.R.R.C.T.

LOT 2

LOT 1  
BLOCK Z  
ORIGINAL TOWN OF ROCKWALL  
VOL. 38, PG. 212,  
D.R.R.C.T.

BILLY W. PEOPLES  
INST. NO. 20170000005610  
O.P.R.R.C.T.

GOLIAD STREET

LOT 1  
CAIN PROPERTIES NO. 1  
CAB. C SLIDE. 138  
P.R.R.C.T.

STATE OF TEXAS  
INST. NO. 2007-00380306  
O.P.R.R.C.T.

1/2" IRS  
N: 7027078.3347  
E: 2593935.4762

N 89°41'09" E 140.00'

100' TEXAS POWER &  
LIGHT EASEMENT,  
CAB. B, SLD. 7,  
P.R.R.C.T.

18' BUILDING LINE  
(ABANDONED BY THIS PLAT)

15' WATER LINE EASEMENT,  
CAB. B, SLD. 7,  
P.R.R.C.T.

VARIABLE  
WIDTH UTILITY  
EASEMENT

B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14  
CITY OF ROCKWALL  
CEMETERY

N 00°20'48" E 250.05'

VARIABLE WIDTH UTILITY  
AND DRAINAGE EASEMENT,  
CAB. B, SLD. 7,  
P.R.R.C.T.

1/2" IRS FROM  
WHICH BEAR 1/2" IRF  
(N 79°02'38" E 0.41')

LOT 2  
53,716 SQ. FT. OR  
1.233 ACRES  
LOT 2  
CAIN PROPERTIES NO. 1  
INST. NO. 20200000011584,  
O.P.R.R.C.T.  
SIREN ROCK BREWING COMPANY, LLC  
INST. NO. 2018000019846,  
O.P.R.R.C.T.

20' WATER  
EASEMENT

L10  
70.14'

L9

L4  
20.00'

L3  
3.00'

L15

L19

LOT 1-RA  
CAIN PROPERTIES NO. 1  
CAB. C, SLIDE. 138,  
P.R.R.C.T.

LOT 1-RB  
CAIN PROPERTIES NO. 1  
CAB. C, SLIDE. 138,  
P.R.R.C.T.

S 89°41'12" W 269.45'

VARIABLE WIDTH  
WATER EASEMENT

24' CROSS ACCESS  
EASEMENT,  
CAB. C, SLIDE 138,  
P.R.R.C.T.

VARIABLE WIDTH  
SIDEWALK  
EASEMENT

VARIABLE WIDTH  
WATER EASEMENT

24' FIRE LANE,  
PUBLIC ACCESS, &  
UTILITY EASEMENT

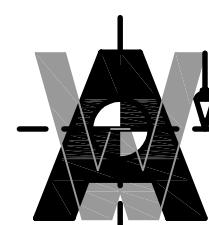
VARIABLE WIDTH  
DETENTION EASEMENT

24' CROSS ACCESS  
EASEMENT,  
CAB. C, SLIDE 138,  
P.R.R.C.T.

STATE HIGHWAY 205  
(VARIABLE WIDTH RIGHT-OF-WAY  
INST. NO. 2007-00380306, O.P.R.R.C.T.)

PLACE OF  
BEGINNING

N: 7026829.7632  
E: 2594203.4128  
1/2" IRS FROM  
WHICH BEAR 1/2" IRF  
(N 85°41'49" E 1.09')

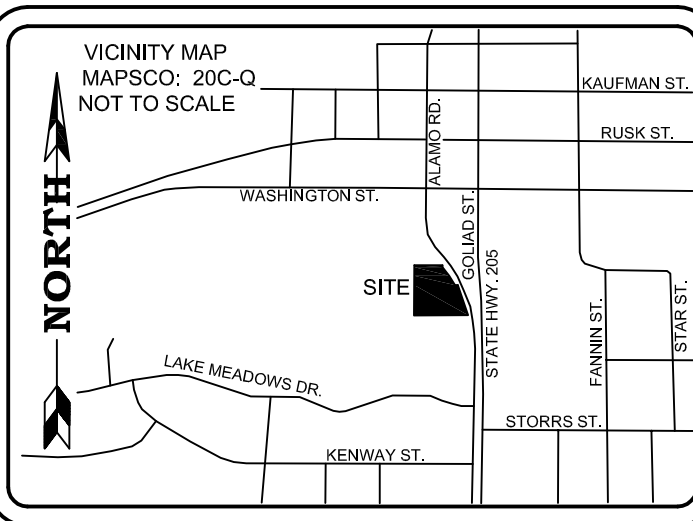


A&W SURVEYORS, INC.  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

Owner: Siren Breweing Company, LLC  
~ 750 Justin Road, Rockwall, TX 75087 ~

TRIANGLE ENGINEERING  
1333 McDermott Drive, Ste. 200, Allen, TX 75013  
T: 214-609-9271  
F: 469-3595-6709  
E: kpatel@triangle-engr.com  
W: www.triangle-engr.com

Job No: 18-0788 | Drawn by: 517 | Date: 01-04-2019 | Revised: 09-28-2020  
"A professional company operating in your best interest"



LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.36'	S00°19'31"E	L12	97.15'	N06°52'14"E
L2	14.40'	N89°40'29"E	L13	9.46'	N90°00'00"E
L3	158.00'	N90°00'00"W	L14	136.88'	S00°02'39"E
L4	24.00'	N00°00'00"E	L15	206.61'	N90°00'00"E
L5	150.00'	N90°00'00"E	L16	10.00'	S00°00'00"E
L6	12.20'	S71°34'11"W	L17	4.97'	N90°00'00"E
L7	20.00'	N18°25'49"W	L18	9.00'	S00°00'00"E
L8	12.23'	N71°34'11"E	L19	221.57'	N90°00'00"W
L9	85.13'	N90°00'00"W	L20	151.45'	N00°02'39"W
L10	85.14'	S90°00'00"E	L21	4.47'	N06°52'14"E
L11	153.65'	N00°02'39"W	L22	9.14'	S43°27'56"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	3°45'07"	517.46'	33.89'	N13°42'37"W	33.88'
C2	1°37'36"	517.46'	14.69'	N16°23'59"W	14.69'
C3	23°57'30"	517.46'	216.38'	N31°24'25"W	214.80'
C4	2°02'41"	521.46'	18.61'	N28°22'31"W	18.61'
C5	4°23'02"	521.46'	39.90'	N25°09'39"W	39.89'
C6	20°29'47"	16.00'	5.72'	S33°13'02"E	5.69'

#### GENERAL NOTES

- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to remove the 18' building line parallel to the property line and to add the correct 18' building line parallel to the back of curb.
- Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
- 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.

#### LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	Iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet

PAGE 1 OF 2  
**REPLAT**  
**LOT 2**  
**CAIN PROPERTIES NO. 1**

BEING A PLAT OF LOT 2,  
CAIN PROPERTIES NO. 1  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14  
CASE FILE NO. P2019-016



OWNER'S CERTIFICATE

WHEREAS Siren Breweing Company, LLC is the sole owner of a tract of land located in the N.F. BOYDSTUN SURVEY, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being Lot 2, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Instrument No. 20200000011584, Official Public Records, Rockwall County, Texas, and being the same tract of land described in deed to Siren Breweing Company, LLC, recorded in Instrument No. 2018000019846 and Instrument No. 20200000003100, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of State Highway No. 205, (Goliad Street), a variable width right-of-way, at the Northeast corner of Lot 1-RA, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 138, Plat Records, Collin County, Texas;

Thence South 89°41'12" West, a distance of 269.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line, a distance of 250.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the interior 'ell' corner of said City of Rockwall Cemetery, same being the Northeast corner of Lot 2;

Thence North 89°41'09" East, a distance of 140.00' to a 1/2" iron rod found at the interior 'ell' corner of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas;

Thence South 00°19'31" East, a distance of 10.36' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a non-tangent curve to the right, having a central angle of 12°11'32", a radius of 515.62', and a chord bearing and distance of South 35°27'40" East, 109.51';

Thence Southeasterly, along said curve to the right, an arc distance of 109.72' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°40'29" East, a distance of 14.40' to an "X" found at the Southwest interior corner of said State of Texas tract;

Thence South 18°25'49" East, along said present right-of-way, a distance of 157.96' to the PLACE OF BEGINNING and containing 53,716 square feet or 1.233 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas,  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
John S. Turner  
Registered Professional Land Surveyor #5310

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

That, Siren Breweing Company, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this Replat designating the herein above described property as **LOT 2, CAIN PROPERTIES NO. 1** 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Siren Breweing Company, LLC have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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 requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

\_\_\_\_\_  
Name:  
Title:

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

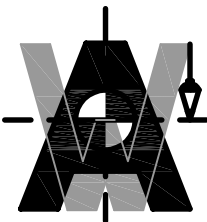
\_\_\_\_\_  
Planning and Zoning Commission  
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

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



**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

Owner: Siren Breweing Company, LLC  
~ 750 Justin Road, Rockwall, TX 75087 ~

Job No: 18-0788 | Drawn by: 517 | Date: 01-04-2019 | Revised: 09-28-2020  
"A professional company operating in your best interest"

PAGE 2 OF 2  
**REPLAT**  
**LOT 2**  
**CAIN PROPERTIES NO. 1**

BEING A PLAT OF LOT 2,  
CAIN PROPERTIES NO. 1  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14  
CASE FILE NO. P2019-016





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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-043

**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]:

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- ☐ 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 S Goliad St.  
Subdivision Cain Properties No. 1 Lot 2 Block  
General Location Near the intersection of Goliad St. and Alamo Rd.

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

Current Zoning Downtown Current Use Vacant  
Proposed Zoning Downtown Proposed Use Rockwall Brewery  
Acreage 1.233 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]

<input type="checkbox"/> Owner	<u>Siren Brewing Company LLC</u>	<input type="checkbox"/> Applicant	<u>Tony Degelia</u>
Contact Person		Contact Person	<u>ATW Surveyors Inc.</u>
Address	<u>750 Justin Rd.</u>	Address	<u>2220 Gus Thomasson</u>
City, State & Zip	<u>Rockwall, TX 75087</u>	City, State & Zip	<u>Mesquite, TX 75150</u>
Phone		Phone	<u>972 681 4975</u>
E-Mail		E-Mail	<u>tony@awsurvey.com</u>

## NOTARY VERIFICATION [REQUIRED]

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

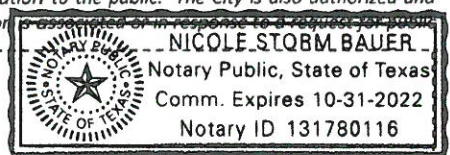
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$\_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 6th day of October, 20 20. By signing this 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 6th day of October, 20 20.

Owner's Signature

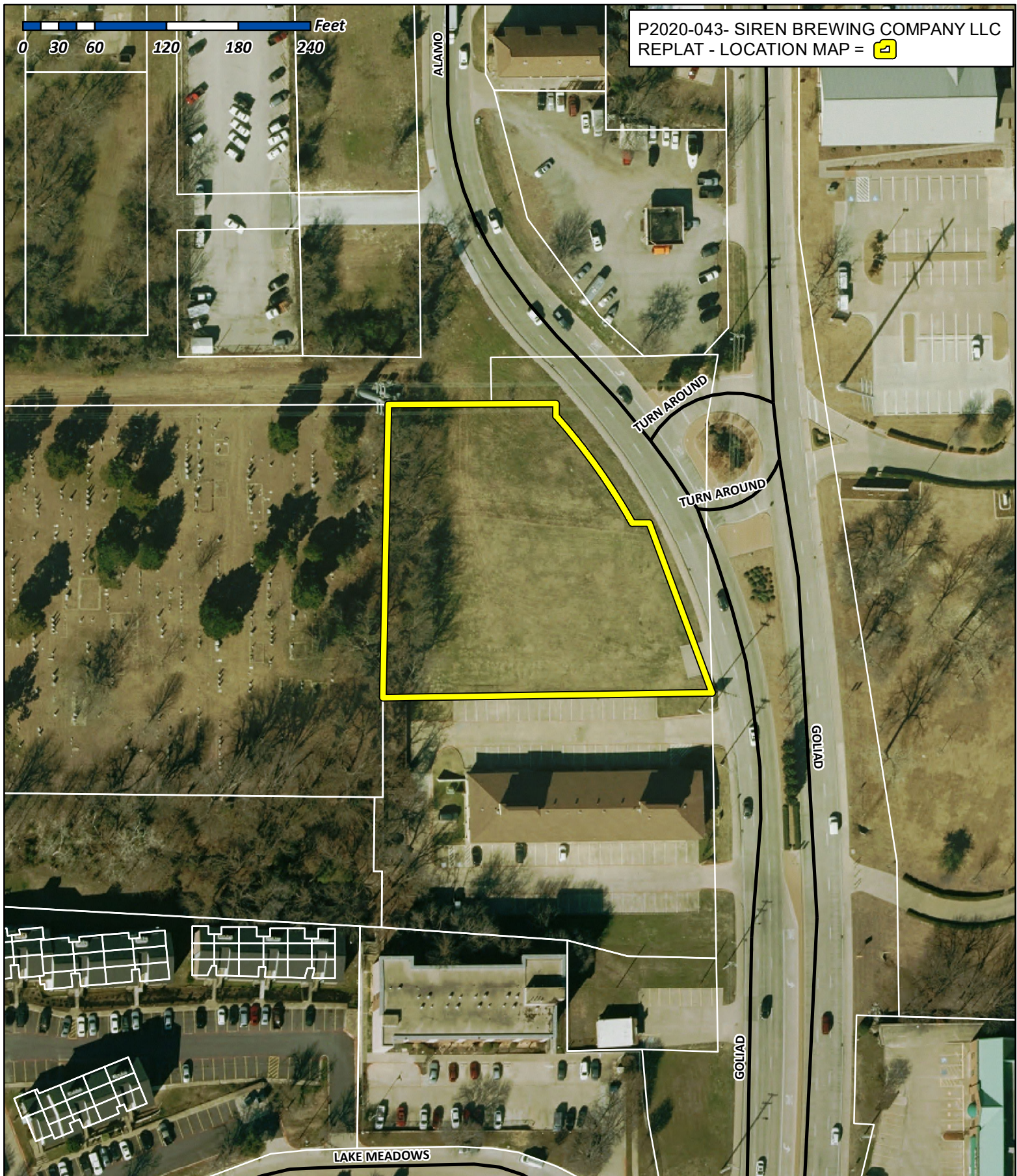
Notary Public in and for the State of Texas

[Signature]  
Amis-Ban



My Commission Expires 10-31-2022





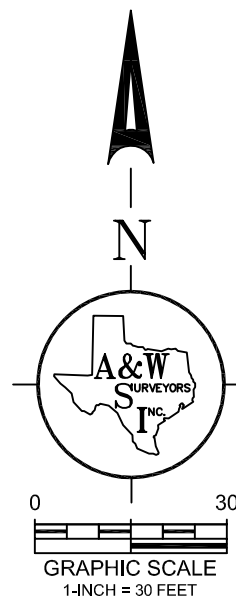
## City of Rockwall

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.







BILLY W. PEOPLES  
VOL. 1515, PG. 81  
D.R.R.C.T.

N. ALAMO STREET  
(60' RIGHT-OF-WAY)

STATE OF TEXAS  
INST. NO. 2007-00380303  
O.P.R.R.C.T.

LOT 2

LOT 1  
BLOCK Z  
ORIGINAL TOWN OF ROCKWALL  
VOL. 38, PG. 212,  
D.R.R.C.T.

BILLY W. PEOPLES  
INST. NO. 20170000005610  
O.P.R.R.C.T.

GOLIAD STREET

LOT 1  
CAIN PROPERTIES NO. 1  
CAB. C SLIDE. 138  
P.R.R.C.T.

STATE OF TEXAS  
INST. NO. 2007-00380306  
O.P.R.R.C.T.

1/2" IRS  
N: 7027078.3347  
E: 2593935.4762

N 89°41'09" E 140.00'

100' TEXAS POWER &  
LIGHT EASEMENT,  
CAB. B, SLD. 7,  
P.R.R.C.T.

18' BUILDING LINE  
(ABANDONED BY THIS PLAT)

15' WATER LINE EASEMENT,  
CAB. B, SLD. 7,  
P.R.R.C.T.

VARIABLE  
WIDTH UTILITY  
EASEMENT

B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14  
CITY OF ROCKWALL  
CEMETERY

N 00°20'48" E 250.05'

VARIABLE WIDTH UTILITY  
AND DRAINAGE EASEMENT,  
CAB. B, SLD. 7,  
P.R.R.C.T.

1/2" IRS FROM  
WHICH BEAR 1/2" IRF  
(N 79°02'38" E 0.41')

LOT 2  
53,716 SQ. FT. OR  
1.233 ACRES  
LOT 2  
CAIN PROPERTIES NO. 1  
INST. NO. 20200000011584,  
O.P.R.R.C.T.  
SIREN ROCK BREWING COMPANY, LLC  
INST. NO. 2018000019846,  
O.P.R.R.C.T.

20' WATER  
EASEMENT

L10  
70.14'

L9

L4  
20.00'

L3  
3.00'

L15  
VARIABLE WIDTH  
DETENTION EASEMENT

L19  
19.0'

S 89°41'12" W 269.45'

LOT 1-RA  
CAIN PROPERTIES NO. 1  
CAB. C, SLIDE. 138,  
P.R.R.C.T.

LOT 1-RB  
CAIN PROPERTIES NO. 1  
CAB. C, SLIDE. 138,  
P.R.R.C.T.

45°12'13.2" R=515.62' L=109.72'  
CB=S35°27'40" E CD=109.91'

SIREN ROCK  
BREWING  
COMPANY, LLC  
INST. NO.  
20200000003100  
O.P.R.R.C.T.

VARIABLE WIDTH  
WATER EASEMENT

24' CROSS ACCESS  
EASEMENT,  
CAB. C, SLIDE 138,  
P.R.R.C.T.

VARIABLE WIDTH  
SIDEWALK  
EASEMENT

VARIABLE WIDTH  
WATER EASEMENT

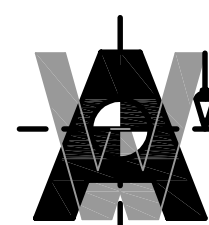
24' FIRE LANE,  
PUBLIC ACCESS, &  
UTILITY EASEMENT

24' CROSS ACCESS  
EASEMENT,  
CAB. C, SLIDE 138,  
P.R.R.C.T.

STATE HIGHWAY 205  
(VARIABLE WIDTH RIGHT-OF-WAY  
INST. NO. 2007-00380306, O.P.R.R.C.T.)

PLACE OF  
BEGINNING

N: 7026829.7632  
E: 2594203.4128  
1/2" IRS FROM  
WHICH BEAR 1/2" IRF  
(N 85°41'49" E 1.09')

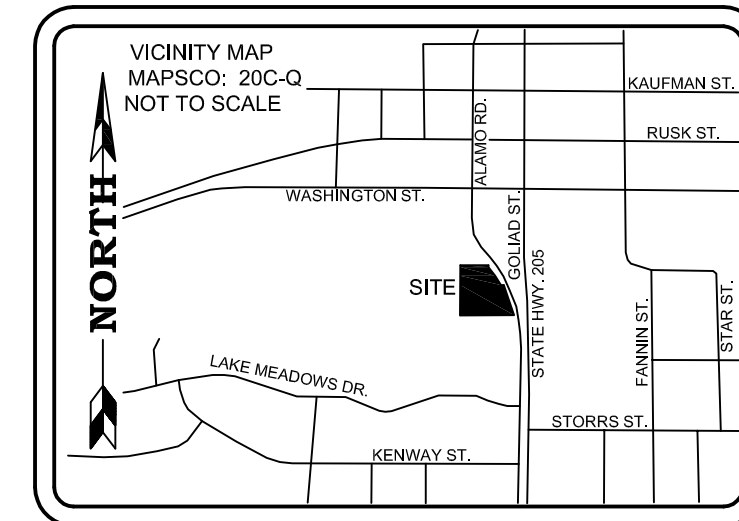


A&W SURVEYORS, INC.  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

Owner: Siren Breweing Company, LLC  
~ 750 Justin Road, Rockwall, TX 75087 ~

TRIANGLE ENGINEERING  
1333 McDermott Drive, Ste. 200, Allen, TX 75013  
T: 214-609-9271  
F: 469-3595-6709  
E: kpatel@triangle-engr.com  
W: www.triangle-engr.com

Job No: 18-0788 | Drawn by: 517 | Date: 01-04-2019 | Revised: 09-28-2020  
"A professional company operating in your best interest"



LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.36'	S00°19'31"E	L12	97.15'	N06°52'14"E
L2	14.40'	N89°40'29"E	L13	9.46'	N90°00'00"E
L3	158.00'	N90°00'00"W	L14	136.88'	S00°02'39"E
L4	24.00'	N00°00'00"E	L15	206.61'	N90°00'00"E
L5	150.00'	N90°00'00"E	L16	10.00'	S00°00'00"E
L6	12.20'	S71°34'11"W	L17	4.97'	N90°00'00"E
L7	20.00'	N18°25'49"W	L18	9.00'	S00°00'00"E
L8	12.23'	N71°34'11"E	L19	221.57'	N90°00'00"W
L9	85.13'	N90°00'00"W	L20	151.45'	N00°02'39"W
L10	85.14'	S90°00'00"E	L21	4.47'	N06°52'14"E
L11	153.65'	N00°02'39"W	L22	9.14'	S43°27'56"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	3°45'07"	517.46'	33.89'	N13°42'37"W	33.88'
C2	1°37'36"	517.46'	14.69'	N16°23'59"W	14.69'
C3	23°57'30"	517.46'	216.38'	N31°24'25"W	214.80'
C4	2°02'41"	521.46'	18.61'	N28°22'31"W	18.61'
C5	4°23'02"	521.46'	39.90'	N25°09'39"W	39.89'
C6	20°29'47"	16.00'	5.72'	S33°13'02"E	5.69'

#### GENERAL NOTES

- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to remove the 18' building line parallel to the property line and to add the correct 18' building line parallel to the back of curb.
- Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
- 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.

#### LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	Iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet

PAGE 1 OF 2  
**REPLAT**  
**LOT 2**  
**CAIN PROPERTIES NO. 1**

BEING A PLAT OF LOT 2,  
CAIN PROPERTIES NO. 1  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14  
CASE FILE NO. P2019-016



OWNER'S CERTIFICATE

WHEREAS Siren Breweing Company, LLC is the sole owner of a tract of land located in the N.F. BOYDSTUN SURVEY, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being Lot 2, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Instrument No. 20200000011584, Official Public Records, Rockwall County, Texas, and being the same tract of land described in deed to Siren Breweing Company, LLC, recorded in Instrument No. 2018000019846 and Instrument No. 20200000003100, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of State Highway No. 205, (Goliad Street), a variable width right-of-way, at the Northeast corner of Lot 1-RA, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 138, Plat Records, Collin County, Texas;

Thence South 89°41'12" West, a distance of 269.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line, a distance of 250.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the interior 'ell' corner of said City of Rockwall Cemetery, same being the Northeast corner of Lot 2;

Thence North 89°41'09" East, a distance of 140.00' to a 1/2" iron rod found at the interior 'ell' corner of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas;

Thence South 00°19'31" East, a distance of 10.36' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a non-tangent curve to the right, having a central angle of 12°11'32", a radius of 515.62', and a chord bearing and distance of South 35°27'40" East, 109.51';

Thence Southeasterly, along said curve to the right, an arc distance of 109.72' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°40'29" East, a distance of 14.40' to an "X" found at the Southwest interior corner of said State of Texas tract;

Thence South 18°25'49" East, along said present right-of-way, a distance of 157.96' to the PLACE OF BEGINNING and containing 53,716 square feet or 1.233 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas,  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
John S. Turner  
Registered Professional Land Surveyor #5310

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

That, Siren Breweing Company, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this Replat designating the herein above described property as **LOT 2, CAIN PROPERTIES NO. 1** 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Siren Breweing Company, LLC have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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 requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

\_\_\_\_\_  
Name:  
Title:

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

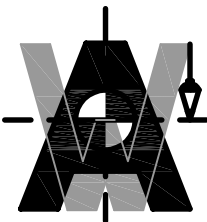
\_\_\_\_\_  
Planning and Zoning Commission  
\_\_\_\_\_  
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

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



**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

Owner: Siren Breweing Company, LLC  
~ 750 Justin Road, Rockwall, TX 75087 ~

Job No: 18-0788 | Drawn by: 517 | Date: 01-04-2019 | Revised: 09-28-2020

"A professional company operating in your best interest"

PAGE 2 OF 2  
**REPLAT**  
**LOT 2**  
**CAIN PROPERTIES NO. 1**

BEING A PLAT OF LOT 2,  
CAIN PROPERTIES NO. 1  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14  
CASE FILE NO. P2019-016





## 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)

---

TO: Planning and Zoning Commission  
DATE: October 27, 2020  
APPLICANT: Tony Degelia; *A & W Surveyors, Inc.*  
CASE NUMBER: P2020-043; *Lot 2 of the Cain Properties No. 1 Addition*

---

#### SUMMARY

Consider a request by Tony Degelia of A & W Surveyors, Inc. on behalf of Siren Brewing Company, LLC for the approval of a Replat for Lot 2 of the Cain Properties No. 1 Addition being a 1.233-acre parcel of land identified as Lot 1 of the Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, and take any action necessary.

#### PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 1.233-acre parcel of land identified as Lot 1 of the Cain Properties No. 1 Addition for the purpose abandoning and re-establishing an 18-foot front yard building setback adjacent to S. Goliad Street [SH-205]. The replat will facilitate the construction of the *Siren Rock Brewery*, which will be identified as *Lot 2 of the Cain Properties No. 1 Addition*.
- ☑ On August 20, 2018, the City Council approved a Specific Use Permit [Ordinance No. 18-34, SUP No. S-194] allowing a *Craft Brewery* on the subject property. On December 11, 2018, the Planning and Zoning Commission approved a site plan [Case No. SP2018-038] for the proposed ~11,931 SF craft brewery (*i.e. Siren Rock Brewery*) on the subject property.
- ☑ 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 2 of the Cain Properties No. 1 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.



# PROJECT COMMENTS



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

DATE: 10/22/2020

PROJECT NUMBER: P2020-043  
PROJECT NAME: Replat of Siren Brewing Company LLC  
SITE ADDRESS/LOCATIONS: 310 S GOLIAD ST, ROCKWALL, 75087

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

CASE CAPTION: Consider a request by Tony Degelia of A & W Surveyors, Inc. on behalf of Siren Brewing Company, LLC for the approval of a Replat for Lot 2, Block A, Cain Properties No. 1 Addition being a 1.233-acre parcel of land identified as Lot 1 of the Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	10/20/2020	Approved w/ Comments

10/20/2020: P2020-043; Replat for Lot 2, Block A, Cain Properties No. 1 Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 2, Block A, Cain Properties No. 1 Addition being a 1.233-acre parcel of land identified as Lot 1 of the Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District.

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 (P2020-043) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Downtown (DT) District, the SH-66 Overlay (SH-66 OV) District, and the Commercial (C) District Standards of Article 05 that are applicable to the subject property.

I.5 The replat shall conform to all standards and requirements of the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

I.6 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

I.7 Indicate all existing and proposed corner clips/visibility triangles at all driveway approaches.

I.8 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.

I.9 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.



I.10 This case will be on the Consent Agenda for both meetings. Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on October 27, 2020.
- 2) City Council meeting will be held on November 2, 2020.

I.11 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council 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	10/22/2020	Needs Review
10/22/2020: M - Include sight visibility easement/triangle for the proposed driveway. See attached exhibit.			

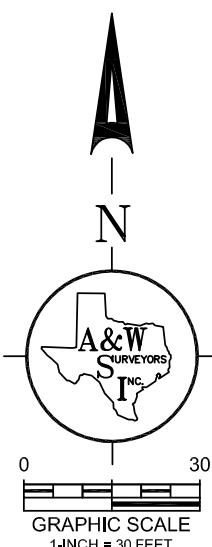
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/20/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/21/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/21/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	10/22/2020	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/20/2020	Approved
10/20/2020: No comments			



BILLY W. PEOPLES  
VOL. 1515, PG. 81  
D.R.R.C.T.

N. ALAMO STREET  
(60' RIGHT-OF-WAY)

STATE OF TEXAS  
INST. NO. 2007-00380303  
O.P.R.R.C.T.

LOT 2

LOT 1  
BLOCK Z  
ORIGINAL TOWN OF ROCKWALL  
VOL. 38, PG. 212,  
D.R.R.C.T.  
BILLY W. PEOPLES  
INST. NO. 20170000005610  
O.P.R.R.C.T.

(GOLIAD STREET)

LOT 1  
CAIN PROPERTIES NO. 1  
CAB. C SLIDE. 138  
P.R.R.C.T.

STATE OF TEXAS  
INST. NO. 2007-00380306  
O.P.R.R.C.T.

1/2" IRS  
N: 7027078.3347  
E: 2593935.4762

N 89°41'09" E 140.00'

100' TEXAS POWER &  
LIGHT EASEMENT,  
CAB. B, SLD. 7,  
P.R.R.C.T.

18' BUILDING LINE  
(ABANDONED BY THIS PLAT)

SIREN ROCK  
BREWING  
COMPANY, LLC  
INST. NO.  
20200000003100  
O.P.R.R.C.T.

15' WATER LINE EASEMENT,  
CAB. B, SLD. 7,  
P.R.R.C.T.

B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14  
CITY OF ROCKWALL  
CEMETERY

N 00°20'48" E 250.05'

LOT 2  
53,716 SQ. FT. OR  
1.233 ACRES  
LOT 2

CAIN PROPERTIES NO. 1  
INST. NO. 20200000011584,  
O.P.R.R.C.T.

SIREN ROCK BREWING COMPANY, LLC  
INST. NO. 2018000019846,  
O.P.R.R.C.T.

VARIABLE WIDTH UTILITY  
AND DRAINAGE EASEMENT,  
CAB. B, SLD. 7,  
P.R.R.C.T.

1/2" IRS FROM  
WHICH BEAR 1/2" IRF  
(N 79°02'38" E 0.41')

20' WATER  
EASEMENT

1.00'

20.00'

20.00'

4.00'

19.0'

3.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

LOT 1-RA  
CAIN PROPERTIES NO. 1  
CAB. C, SLIDE. 138,  
P.R.R.C.T.

LOT 1-RB  
CAIN PROPERTIES NO. 1  
CAB. C, SLIDE. 138,  
P.R.R.C.T.

Include sight visibility  
easement/triangle for the proposed  
driveway. See attached exhibit.

STATE HIGHWAY 205  
(VARIABLE WIDTH RIGHT-OF-WAY  
INST. NO. 2007-00380306, O.P.R.R.C.T.)

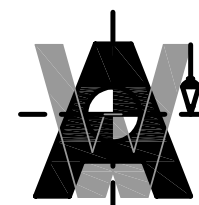
PLACE OF  
BEGINNING

N: 7026829.7632  
E: 2594203.4128  
1/2" IRS FROM  
WHICH BEAR 1/2" IRF  
(N 85°41'49" E 1.09')

100.0'

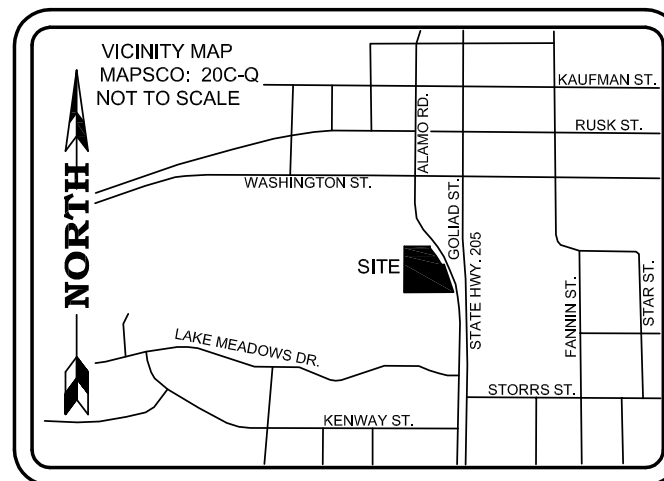
24' CROSS ACCESS  
EASEMENT,  
CAB. C, SLIDE 138,  
P.R.R.C.T.

TRIANGLE ENGINEERING  
1333 McDermott Drive, Ste. 200, Allen, TX 75013  
T: 214-609-9271  
F: 469-3595-6709  
E: kpatel@triangle-engr.com  
W: www.triangle-engr.com



A&W SURVEYORS, INC.  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

Job No: 18-0788 | Drawn by: 517 | Date: 01-04-2019 | Revised: 09-28-2020  
"A professional company operating in your best interest"



LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.36'	S00°19'31"E	L12	97.15'	N06°52'14"E
L2	14.40'	N89°40'29"E	L13	9.46'	N90°00'00"E
L3	158.00'	N90°00'00"W	L14	136.88'	S00°02'39"E
L4	24.00'	N00°00'00"E	L15	206.61'	N90°00'00"E
L5	150.00'	N90°00'00"E	L16	10.00'	S00°00'00"E
L6	12.20'	S71°34'11"W	L17	4.97'	N90°00'00"E
L7	20.00'	N18°25'49"W	L18	9.00'	S00°00'00"E
L8	12.23'	N71°34'11"E	L19	221.57'	N90°00'00"W
L9	85.13'	N90°00'00"W	L20	151.45'	N00°02'39"W
L10	85.14'	S90°00'00"E	L21	4.47'	N06°52'14"E
L11	153.65'	N00°02'39"W	L22	9.14'	S43°27'56"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	3°45'07"	517.46'	33.89'	N13°42'37"W	33.88'
C2	1°37'36"	517.46'	14.69'	N16°23'59"W	14.69'
C3	23°57'30"	517.46'	216.38'	N31°24'25"W	214.80'
C4	2°02'41"	521.46'	18.61'	N28°22'31"W	18.61'
C5	4°23'02"	521.46'	39.90'	N25°09'39"W	39.89'
C6	20°29'47"	16.00'	5.72'	S33°13'02"E	5.69'

#### GENERAL NOTES

- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to remove the 18' building line parallel to the property line and to add the correct 18' building line parallel to the back of curb.
- Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
- 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.

#### LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet

PAGE 1 OF 2  
**REPLAT**  
**LOT 2**  
**CAIN PROPERTIES NO. 1**

BEING A PLAT OF LOT 2,  
CAIN PROPERTIES NO. 1  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14  
CASE FILE NO. P2019-016



OWNER'S CERTIFICATE

WHEREAS Siren Breweing Company, LLC is the sole owner of a tract of land located in the N.F. BOYDSTUN SURVEY, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being Lot 2, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Instrument No. 20200000011584, Official Public Records, Rockwall County, Texas, and being the same tract of land described in deed to Siren Breweing Company, LLC, recorded in Instrument No. 2018000019846 and Instrument No. 20200000003100, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of State Highway No. 205, (Goliad Street), a variable width right-of-way, at the Northeast corner of Lot 1-RA, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 138, Plat Records, Collin County, Texas;

Thence South 89°41'12" West, a distance of 269.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line, a distance of 250.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the interior 'ell' corner of said City of Rockwall Cemetery, same being the Northeast corner of Lot 2;

Thence North 89°41'09" East, a distance of 140.00' to a 1/2" iron rod found at the interior 'ell' corner of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas;

Thence South 00°19'31" East, a distance of 10.36' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a non-tangent curve to the right, having a central angle of 12°11'32", a radius of 515.62', and a chord bearing and distance of South 35°27'40" East, 109.51';

Thence Southeasterly, along said curve to the right, an arc distance of 109.72' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°40'29" East, a distance of 14.40' to an "X" found at the Southwest interior corner of said State of Texas tract;

Thence South 18°25'49" East, along said present right-of-way, a distance of 157.96' to the PLACE OF BEGINNING and containing 53,716 square feet or 1.233 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas,  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
John S. Turner  
Registered Professional Land Surveyor #5310

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

That, Siren Breweing Company, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this Replat designating the herein above described property as **LOT 2, CAIN PROPERTIES NO. 1** 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Siren Breweing Company, LLC have been notified and signed this plat.  
I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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 requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

\_\_\_\_\_  
Name:  
Title:

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

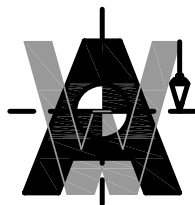
\_\_\_\_\_  
Planning and Zoning Commission  
\_\_\_\_\_  
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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



A&W SURVEYORS, INC.  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

Owner: Siren Breweing Company, LLC  
~ 750 Justin Road, Rockwall, TX 75087 ~

Job No: 18-0788 | Drawn by: 517 | Date:01-04-2019| Revised:09-28-2020  
"A professional company operating in your best interest"

PAGE 2 OF 2  
**REPLAT**  
**LOT 2**  
**CAIN PROPERTIES NO. 1**

BEING A PLAT OF LOT 2,  
CAIN PROPERTIES NO. 1  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14  
CASE FILE NO. P2019-016







# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-043

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## Platting Application Fees:

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

## Site Plan Application Fees:

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

## Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>  
☐ Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</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 S Goliad St.  
Subdivision Cain Properties No. 1 Lot 2 Block  
General Location Near the intersection of Goliad St. and Alamo Rd.

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

Current Zoning Downtown Current Use Vacant  
Proposed Zoning Downtown Proposed Use Rockwall Brewery  
Acreage 1.233 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]

<input type="checkbox"/> Owner	<u>Siren Brewing Company LLC</u>	<input type="checkbox"/> Applicant	<u>Tony Degelia</u>
Contact Person		Contact Person	<u>ATW Surveyors Inc.</u>
Address	<u>750 Justin Rd.</u>	Address	<u>2220 Gus Thomasson</u>
City, State & Zip	<u>Rockwall, TX 75087</u>	City, State & Zip	<u>Mesquite, TX 75150</u>
Phone		Phone	<u>972 681 4975</u>
E-Mail		E-Mail	<u>tony@awsurvey.com</u>

## NOTARY VERIFICATION [REQUIRED]

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

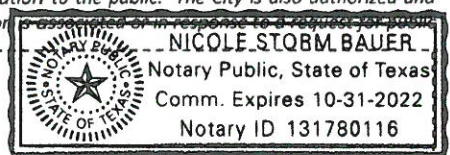
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$\_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 6<sup>th</sup> day of October, 20 20. By signing 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 6<sup>th</sup> day of October, 20 20.

Owner's Signature

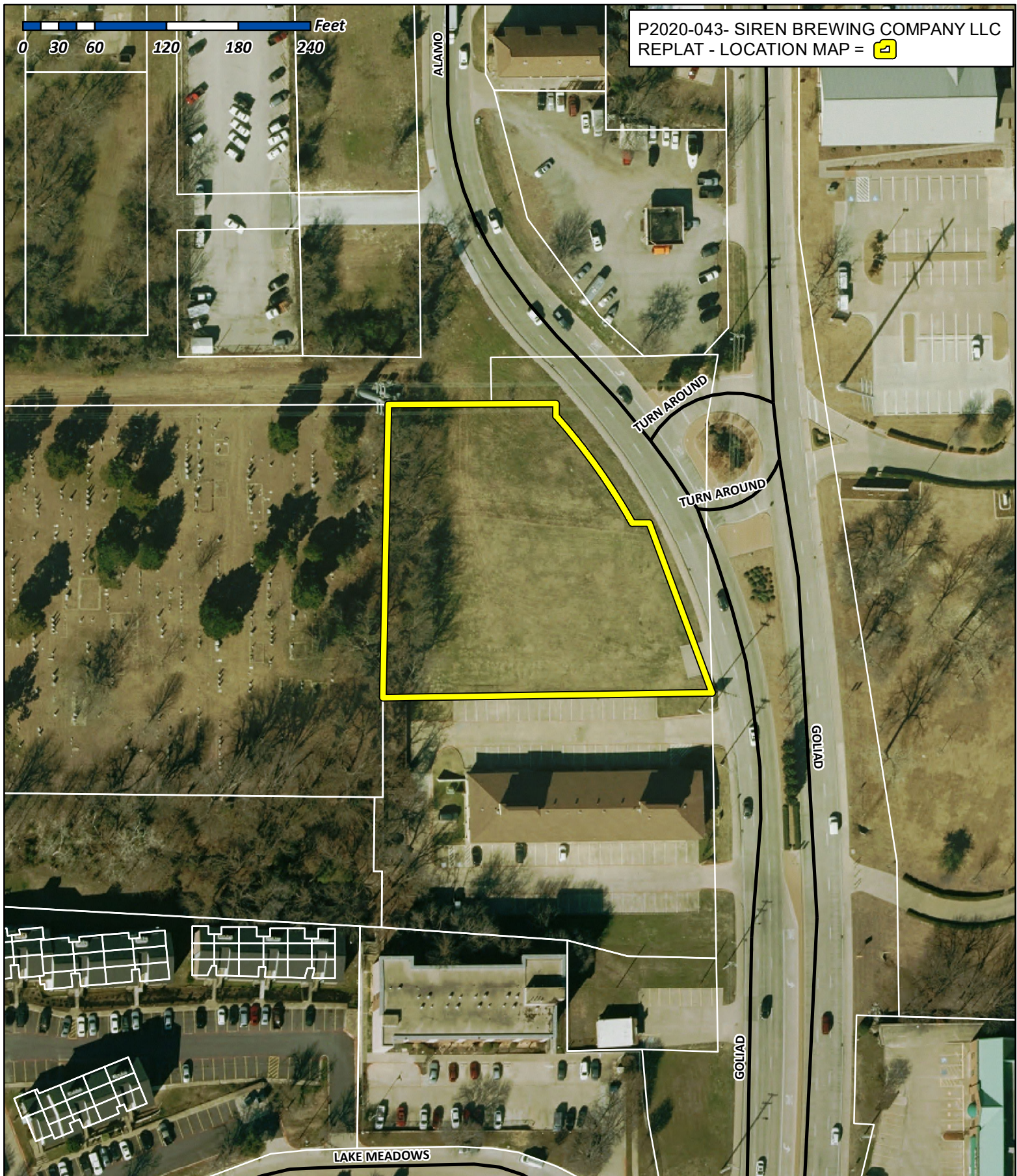
Notary Public in and for the State of Texas

[Signature]  
Amis-Ban



My Commission Expires 10-31-2022





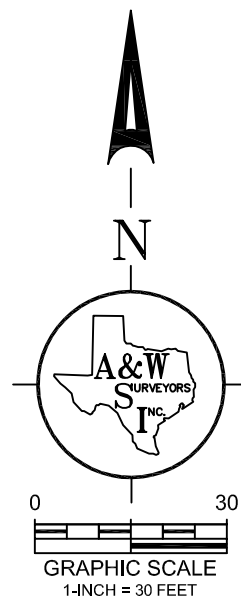
## City of Rockwall

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.







BILLY W. PEOPLES  
VOL. 1515, PG. 81  
D.R.R.C.T.

N. ALAMO STREET  
(60' RIGHT-OF-WAY)

STATE OF TEXAS  
INST. NO. 2007-00380303  
O.P.R.R.C.T.

LOT 2

LOT 1  
BLOCK Z  
ORIGINAL TOWN OF ROCKWALL  
VOL. 38, PG. 212,  
D.R.R.C.T.  
BILLY W. PEOPLES  
INST. NO. 20170000005610  
O.P.R.R.C.T.

GOLIAD STREET

LOT 1  
CAIN PROPERTIES NO. 1  
CAB. C SLIDE. 138  
P.R.R.C.T.

STATE OF TEXAS  
INST. NO. 2007-00380306  
O.P.R.R.C.T.

18' BUILDING LINE  
(ABANDONED BY THIS PLAT)

15' WATER LINE EASEMENT,  
CAB. B, SLD. 7,  
P.R.R.C.T.

B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14  
CITY OF ROCKWALL  
CEMETERY

VARIABLE WIDTH UTILITY  
AND DRAINAGE EASEMENT,  
CAB. B, SLD. 7,  
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1/2" IRS FROM  
WHICH BEAR 1/2" IRF  
(N 79°02'38" E 0.41')

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CAIN PROPERTIES NO. 1  
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LOT 2  
53,716 SQ. FT. OR  
1.233 ACRES  
LOT 2  
CAIN PROPERTIES NO. 1  
INST. NO. 20200000011584,  
O.P.R.R.C.T.  
SIREN ROCK BREWING COMPANY, LLC  
INST. NO. 2018000019846,  
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CAB. C, SLIDE. 138,  
P.R.R.C.T.

24' CROSS ACCESS  
EASEMENT,  
CAB. C, SLIDE 138,  
P.R.R.C.T.

VARIABLE WIDTH  
SIDEWALK  
EASEMENT

VARIABLE WIDTH  
WATER EASEMENT

24' FIRE LANE,  
PUBLIC ACCESS, &  
UTILITY EASEMENT

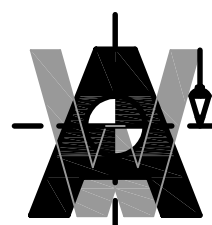
VARIABLE WIDTH  
DETENTION EASEMENT

24' CROSS ACCESS  
EASEMENT,  
CAB. C, SLIDE 138,  
P.R.R.C.T.

STATE HIGHWAY 205  
(VARIABLE WIDTH RIGHT-OF-WAY  
INST. NO. 2007-00380306, O.P.R.R.C.T.)

PLACE OF  
BEGINNING

N: 7026829.7632  
E: 2594203.4128  
1/2" IRS FROM  
WHICH BEAR 1/2" IRF  
(N 85°41'49" E 1.09')

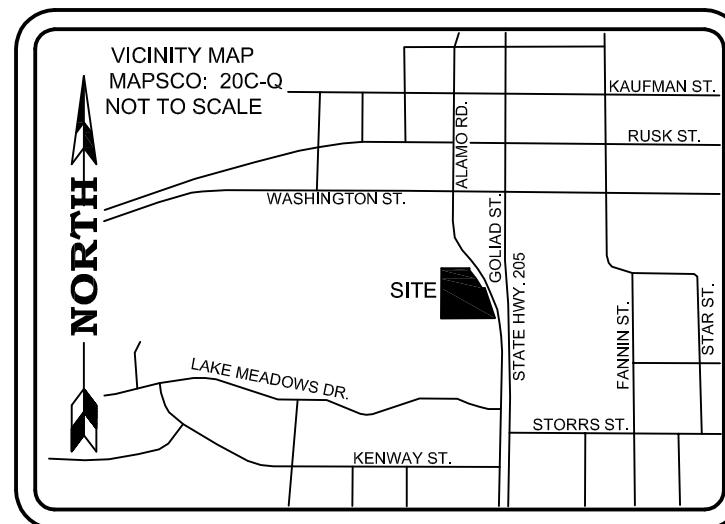


A&W SURVEYORS, INC.  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

Owner: Siren Breweing Company, LLC  
~ 750 Justin Road, Rockwall, TX 75087 ~

TRIANGLE ENGINEERING  
1333 McDermott Drive, Ste. 200, Allen, TX 75013  
T: 214-609-9271  
F: 469-3595-6709  
E: kpatel@triangle-engr.com  
W: www.triangle-engr.com

Job No: 18-0788 | Drawn by: 517 | Date: 01-04-2019 | Revised: 09-28-2020  
"A professional company operating in your best interest"



LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.36'	S00°19'31"E	L12	97.15'	N06°52'14"E
L2	14.40'	N89°40'29"E	L13	9.46'	N90°00'00"E
L3	158.00'	N90°00'00"W	L14	136.88'	S00°02'39"E
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L5	150.00'	N90°00'00"E	L16	10.00'	S00°00'00"E
L6	12.20'	S71°34'11"W	L17	4.97'	N90°00'00"E
L7	20.00'	N18°25'49"W	L18	9.00'	S00°00'00"E
L8	12.23'	N71°34'11"E	L19	221.57'	N90°00'00"W
L9	85.13'	N90°00'00"W	L20	151.45'	N00°02'39"W
L10	85.14'	S90°00'00"E	L21	4.47'	N06°52'14"E
L11	153.65'	N00°02'39"W	L22	9.14'	S43°27'56"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	3°45'07"	517.46'	33.89'	N13°42'37"W	33.88'
C2	1°37'36"	517.46'	14.69'	N16°23'59"W	14.69'
C3	23°57'30"	517.46'	216.38'	N31°24'25"W	214.80'
C4	2°02'41"	521.46'	18.61'	N28°22'31"W	18.61'
C5	4°23'02"	521.46'	39.90'	N25°09'39"W	39.89'
C6	20°29'47"	16.00'	5.72'	S33°13'02"E	5.69'

#### GENERAL NOTES

- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to remove the 18' building line parallel to the property line and to add the correct 18' building line parallel to the back of curb.
- Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
- 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.

#### LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	Iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet

PAGE 1 OF 2  
**REPLAT**  
**LOT 2**  
**CAIN PROPERTIES NO. 1**

BEING A PLAT OF LOT 2,  
CAIN PROPERTIES NO. 1  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14  
CASE FILE NO. P2019-016

OWNER'S CERTIFICATE

WHEREAS Siren Breweing Company, LLC is the sole owner of a tract of land located in the N.F. BOYDSTUN SURVEY, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being Lot 2, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Instrument No. 20200000011584, Official Public Records, Rockwall County, Texas, and being the same tract of land described in deed to Siren Breweing Company, LLC, recorded in Instrument No. 2018000019846 and Instrument No. 20200000003100, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of State Highway No. 205, (Goliad Street), a variable width right-of-way, at the Northeast corner of Lot 1-RA, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 138, Plat Records, Collin County, Texas;

Thence South 89°41'12" West, a distance of 269.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line, a distance of 250.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the interior 'ell' corner of said City of Rockwall Cemetery, same being the Northeast corner of Lot 2;

Thence North 89°41'09" East, a distance of 140.00' to a 1/2" iron rod found at the interior 'ell' corner of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas;

Thence South 00°19'31" East, a distance of 10.36' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a non-tangent curve to the right, having a central angle of 12°11'32", a radius of 515.62', and a chord bearing and distance of South 35°27'40" East, 109.51';

Thence Southeasterly, along said curve to the right, an arc distance of 109.72' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°40'29" East, a distance of 14.40' to an "X" found at the Southwest interior corner of said State of Texas tract;

Thence South 18°25'49" East, along said present right-of-way, a distance of 157.96' to the PLACE OF BEGINNING and containing 53,716 square feet or 1.233 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas,  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
John S. Turner  
Registered Professional Land Surveyor #5310

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

That, Siren Breweing Company, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this Replat designating the herein above described property as **LOT 2, CAIN PROPERTIES NO. 1** 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Siren Breweing Company, LLC have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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 requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

\_\_\_\_\_  
Name:  
Title:

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

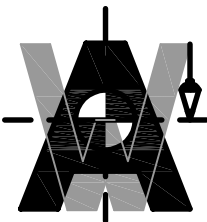
\_\_\_\_\_  
Planning and Zoning Commission  
\_\_\_\_\_  
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

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



**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
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Owner: Siren Breweing Company, LLC  
~ 750 Justin Road, Rockwall, TX 75087 ~

Job No: 18-0788 | Drawn by: 517 | Date: 01-04-2019 | Revised: 09-28-2020

"A professional company operating in your best interest"

PAGE 2 OF 2  
**REPLAT**  
**LOT 2**  
**CAIN PROPERTIES NO. 1**

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ROCKWALL COUNTY, TEXAS  
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14  
CASE FILE NO. P2019-016





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

TO: Mayor and City Council  
DATE: November 2, 2020  
APPLICANT: Tony Degelia; *A & W Surveyors, Inc.*  
CASE NUMBER: P2020-043; *Lot 2 of the Cain Properties No. 1 Addition*

---

### SUMMARY

Consider a request by Tony Degelia of A & W Surveyors, Inc. on behalf of Siren Brewing Company, LLC for the approval of a Replat for Lot 2 of the Cain Properties No. 1 Addition being a 1.233-acre parcel of land identified as Lot 1 of the Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, and take any action necessary.

### PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 1.233-acre parcel of land identified as Lot 1 of the Cain Properties No. 1 Addition for the purpose abandoning and re-establishing an 18-foot front yard building setback adjacent to S. Goliad Street [SH-205]. The replat will facilitate the construction of the *Siren Rock Brewery*, which will be identified as *Lot 2 of the Cain Properties No. 1 Addition*.
- ☑ On August 20, 2018, the City Council approved a Specific Use Permit [Ordinance No. 18-34, SUP No. S-194] allowing a *Craft Brewery* on the subject property. On December 11, 2018, the Planning and Zoning Commission approved a site plan [Case No. SP2018-038] for the proposed ~11,931 SF craft brewery (*i.e. Siren Rock Brewery*) on the subject property.
- ☑ 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 City Council chooses to approve the Replat for *Lot 2 of the Cain Properties No. 1 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 October 27, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the replat 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. P2020-043

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## Platting Application Fees:

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

## Site Plan Application Fees:

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

## Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</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 S Goliad St.  
Subdivision Cain Properties No. 1 Lot 2 Block  
General Location Near the intersection of Goliad St. and Alamo Rd.

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

Current Zoning Downtown Current Use Vacant  
Proposed Zoning Downtown Proposed Use Rockwall Brewery  
Acreage 1.233 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]

<input type="checkbox"/> Owner	<u>Siren Brewing Company LLC</u>	<input type="checkbox"/> Applicant	<u>Tony Degelia</u>
Contact Person		Contact Person	<u>ATW Surveyors Inc.</u>
Address	<u>750 Justin Rd.</u>	Address	<u>2220 Gus Thomasson</u>
City, State & Zip	<u>Rockwall, TX 75087</u>	City, State & Zip	<u>Mesquite, TX 75150</u>
Phone		Phone	<u>972 681 4975</u>
E-Mail		E-Mail	<u>tony@awsurvey.com</u>

## NOTARY VERIFICATION [REQUIRED]

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

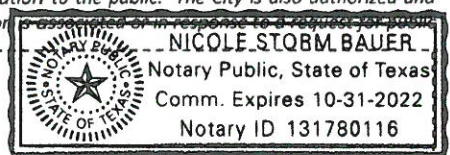
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$\_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 6<sup>th</sup> day of October, 20 20. By signing 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 6<sup>th</sup> day of October, 20 20.

Owner's Signature

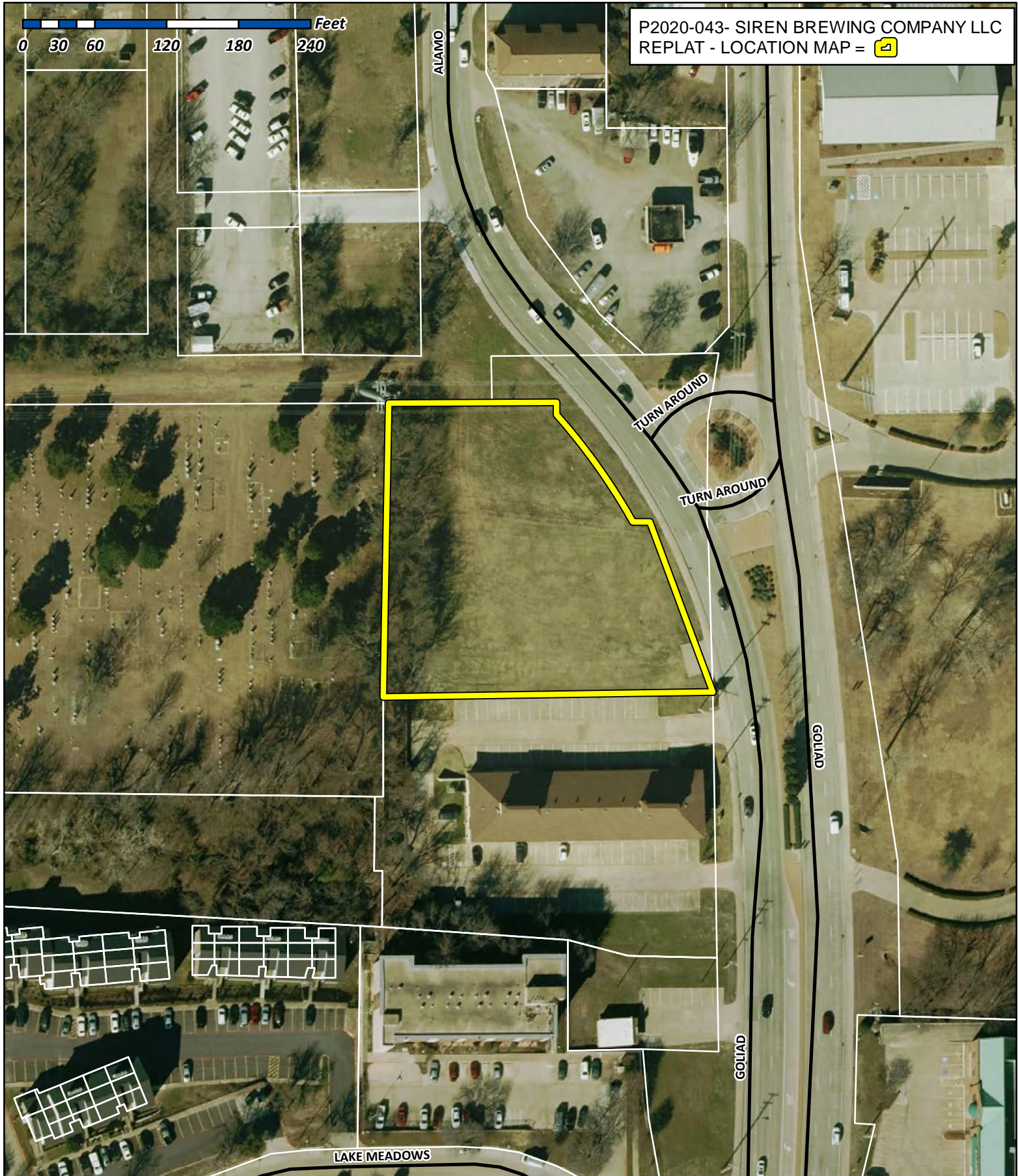
Notary Public in and for the State of Texas

[Signature]  
Amis-Ban



My Commission Expires 10-31-2022





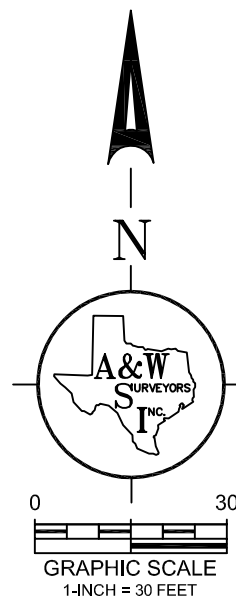
## City of Rockwall

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.







BILLY W. PEOPLES  
VOL. 1515, PG. 81  
D.R.R.C.T.

N. ALAMO STREET  
(60' RIGHT-OF-WAY)

STATE OF TEXAS  
INST. NO. 2007-00380303  
O.P.R.R.C.T.

LOT 2  
LOT 1  
BLOCK Z  
ORIGINAL TOWN OF ROCKWALL  
VOL. 38, PG. 212,  
D.R.R.C.T.  
BILLY W. PEOPLES  
INST. NO. 20170000005610  
O.P.R.R.C.T.

GOLIAD STREET

LOT 1  
CAIN PROPERTIES NO. 1  
CAB. C SLIDE. 138  
P.R.R.C.T.

STATE OF TEXAS  
INST. NO. 2007-00380306  
O.P.R.R.C.T.

LOT 2  
53,716 SQ. FT. OR  
1.233 ACRES  
LOT 2  
CAIN PROPERTIES NO. 1  
INST. NO. 20200000011584,  
O.P.R.R.C.T.  
SIREN ROCK BREWING COMPANY, LLC  
INST. NO. 2018000019846,  
O.P.R.R.C.T.

LOT 1-RA  
CAIN PROPERTIES NO. 1  
CAB. C, SLIDE. 138,  
P.R.R.C.T.

LOT 1-RB  
CAIN PROPERTIES NO. 1  
CAB. C, SLIDE. 138,  
P.R.R.C.T.

15' WATER LINE EASEMENT,  
CAB. B, SLD. 7,  
P.R.R.C.T.

VARIABLE WIDTH UTILITY  
AND DRAINAGE EASEMENT,  
CAB. B, SLD. 7,  
P.R.R.C.T.

1/2" IRS FROM  
WHICH BEAR 1/2" IRF  
(N 79°02'38" E 0.41')

100' TEXAS POWER &  
LIGHT EASEMENT,  
CAB. B, SLD. 7,  
P.R.R.C.T.

18' BUILDING LINE  
(ABANDONED BY THIS PLAT)

VARIABLE WIDTH  
DETENTION EASEMENT

24' CROSS ACCESS  
EASEMENT,  
CAB. C, SLIDE 138,  
P.R.R.C.T.

VARIABLE WIDTH  
SIDEWALK  
EASEMENT

VARIABLE WIDTH  
WATER EASEMENT

24' FIRE LANE,  
PUBLIC ACCESS, &  
UTILITY EASEMENT

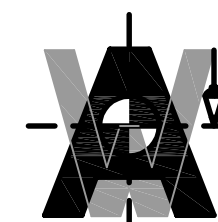
VARIABLE WIDTH  
DETENTION EASEMENT

24' CROSS ACCESS  
EASEMENT,  
CAB. C, SLIDE 138,  
P.R.R.C.T.

STATE HIGHWAY 205  
(VARIABLE WIDTH RIGHT-OF-WAY  
INST. NO. 2007-00380306, O.P.R.R.C.T.)

PLACE OF  
BEGINNING

N: 7026829.7632  
E: 2594203.4128  
1/2" IRS FROM  
WHICH BEAR 1/2" IRF  
(N 85°41'49" E 1.09')

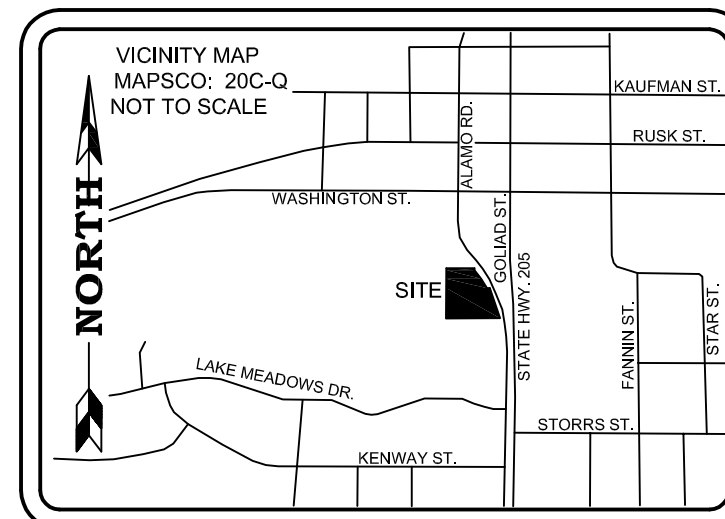


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L7	20.00'	N18°25'49"W	L18	9.00'	S00°00'00"E
L8	12.23'	N71°34'11"E	L19	221.57'	N90°00'00"W
L9	85.13'	N90°00'00"W	L20	151.45'	N00°02'39"W
L10	85.14'	S90°00'00"E	L21	4.47'	N06°52'14"E
L11	153.65'	N00°02'39"W	L22	9.14'	S43°27'56"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	3°45'07"	517.46'	33.89'	N13°42'37"W	33.88'
C2	1°37'36"	517.46'	14.69'	N16°23'59"W	14.69'
C3	23°57'30"	517.46'	216.38'	N31°24'25"W	214.80'
C4	2°02'41"	521.46'	18.61'	N28°22'31"W	18.61'
C5	4°23'02"	521.46'	39.90'	N25°09'39"W	39.89'
C6	20°29'47"	16.00'	5.72'	S33°13'02"E	5.69'

#### GENERAL NOTES

- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to remove the 18' building line parallel to the property line and to add the correct 18' building line parallel to the back of curb.
- Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
- 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.

#### LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	Iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet

PAGE 1 OF 2  
**REPLAT**  
**LOT 2**  
**CAIN PROPERTIES NO. 1**

BEING A PLAT OF LOT 2,  
CAIN PROPERTIES NO. 1  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14  
CASE FILE NO. P2019-016

OWNER'S CERTIFICATE

WHEREAS Siren Breweing Company, LLC is the sole owner of a tract of land located in the N.F. BOYDSTUN SURVEY, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being Lot 2, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Instrument No. 20200000011584, Official Public Records, Rockwall County, Texas, and being the same tract of land described in deed to Siren Breweing Company, LLC, recorded in Instrument No. 2018000019846 and Instrument No. 20200000003100, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of State Highway No. 205, (Goliad Street), a variable width right-of-way, at the Northeast corner of Lot 1-RA, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 138, Plat Records, Collin County, Texas;

Thence South 89°41'12" West, a distance of 269.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line, a distance of 250.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the interior 'ell' corner of said City of Rockwall Cemetery, same being the Northeast corner of Lot 2;

Thence North 89°41'09" East, a distance of 140.00' to a 1/2" iron rod found at the interior 'ell' corner of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas;

Thence South 00°19'31" East, a distance of 10.36' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a non-tangent curve to the right, having a central angle of 12°11'32", a radius of 515.62', and a chord bearing and distance of South 35°27'40" East, 109.51';

Thence Southeasterly, along said curve to the right, an arc distance of 109.72' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°40'29" East, a distance of 14.40' to an "X" found at the Southwest interior corner of said State of Texas tract;

Thence South 18°25'49" East, along said present right-of-way, a distance of 157.96' to the PLACE OF BEGINNING and containing 53,716 square feet or 1.233 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas,  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
John S. Turner  
Registered Professional Land Surveyor #5310

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

That, Siren Breweing Company, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this Replat designating the herein above described property as **LOT 2, CAIN PROPERTIES NO. 1** 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Siren Breweing Company, LLC have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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 requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
Planning and Zoning Commission

\_\_\_\_\_  
Date

APPROVED

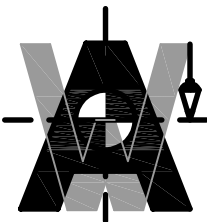
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer



**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

Owner: Siren Breweing Company, LLC  
~ 750 Justin Road, Rockwall, TX 75087 ~

Job No: 18-0788 | Drawn by: 517 | Date: 01-04-2019 | Revised: 09-28-2020  
"A professional company operating in your best interest"

PAGE 2 OF 2  
**REPLAT**  
**LOT 2**  
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BEING A PLAT OF LOT 2,  
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B.F. BOYDSTUN SURVEY ABSTRACT NO. 14  
CASE FILE NO. P2019-016





November 6, 2020

TO: Tony Degelia  
A&W Surveyors, Inc.  
8350 N. Central Expressway, Suite 1313  
Dallas, TX 75206

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

SUBJECT: P2020-043; *Replat for Lot 2 of the Cain Properties No. 1 Addition*

Tony Degelia:

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; 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 October 27, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.

City Council

On September 21, 2020, the City Council approved a motion to approve the replat with the conditions of approval 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) One (1) set 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.
- (3) A check for \$130.00 for the filing fees made out to the *Rockwall County Clerk's Office*.

Please note that the filing 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 statement/letter from the *Rockwall Central Appraisal District (RCAD)* 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,



David Gonzales, AICP  
Planning and Zoning Manager