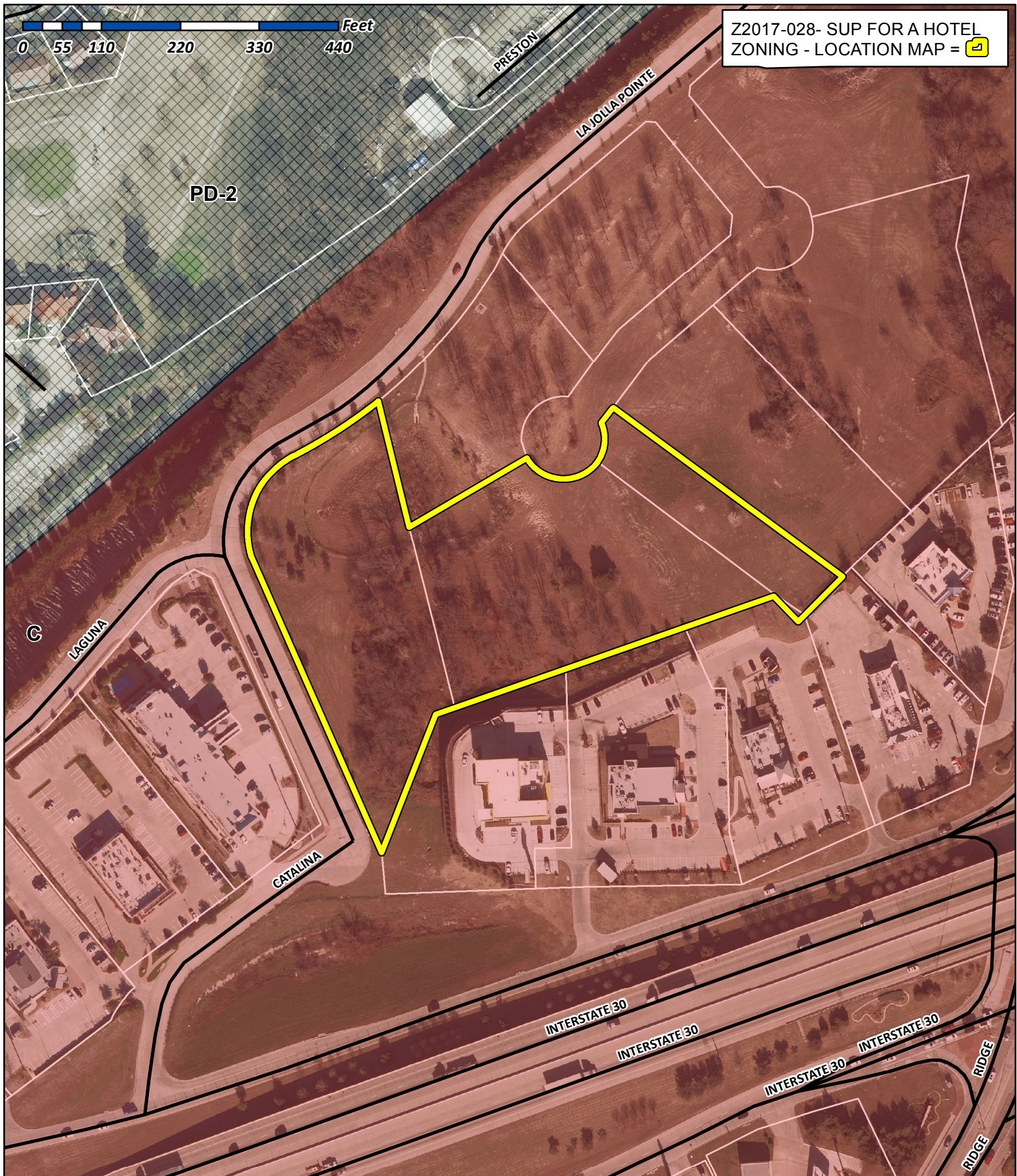




City of Rockwall

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

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

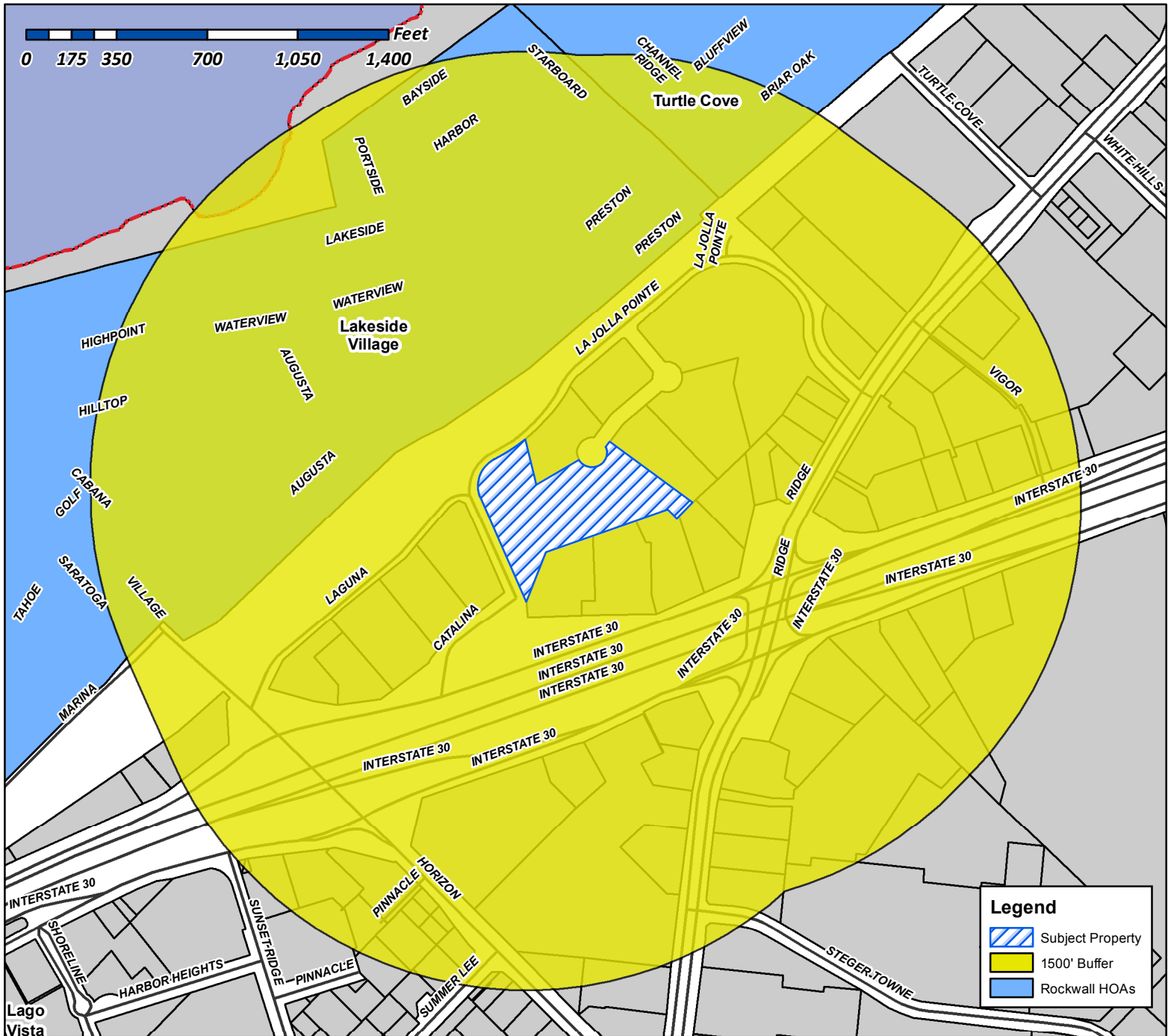




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Rockwall, Texas 75087
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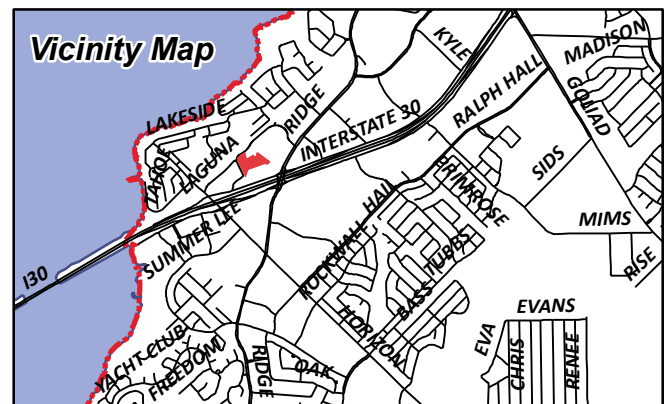
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Case Number: Z2017-028
Case Name: SUP for a Hotel
Case Type: SUP
Zoning: Commercial (C) District
Case Address: East of the intersection of La Jolla Pointe Drive and Laguna Drive

Date Created: 06/21/2017

For Questions on this Case Call (972) 771-7745

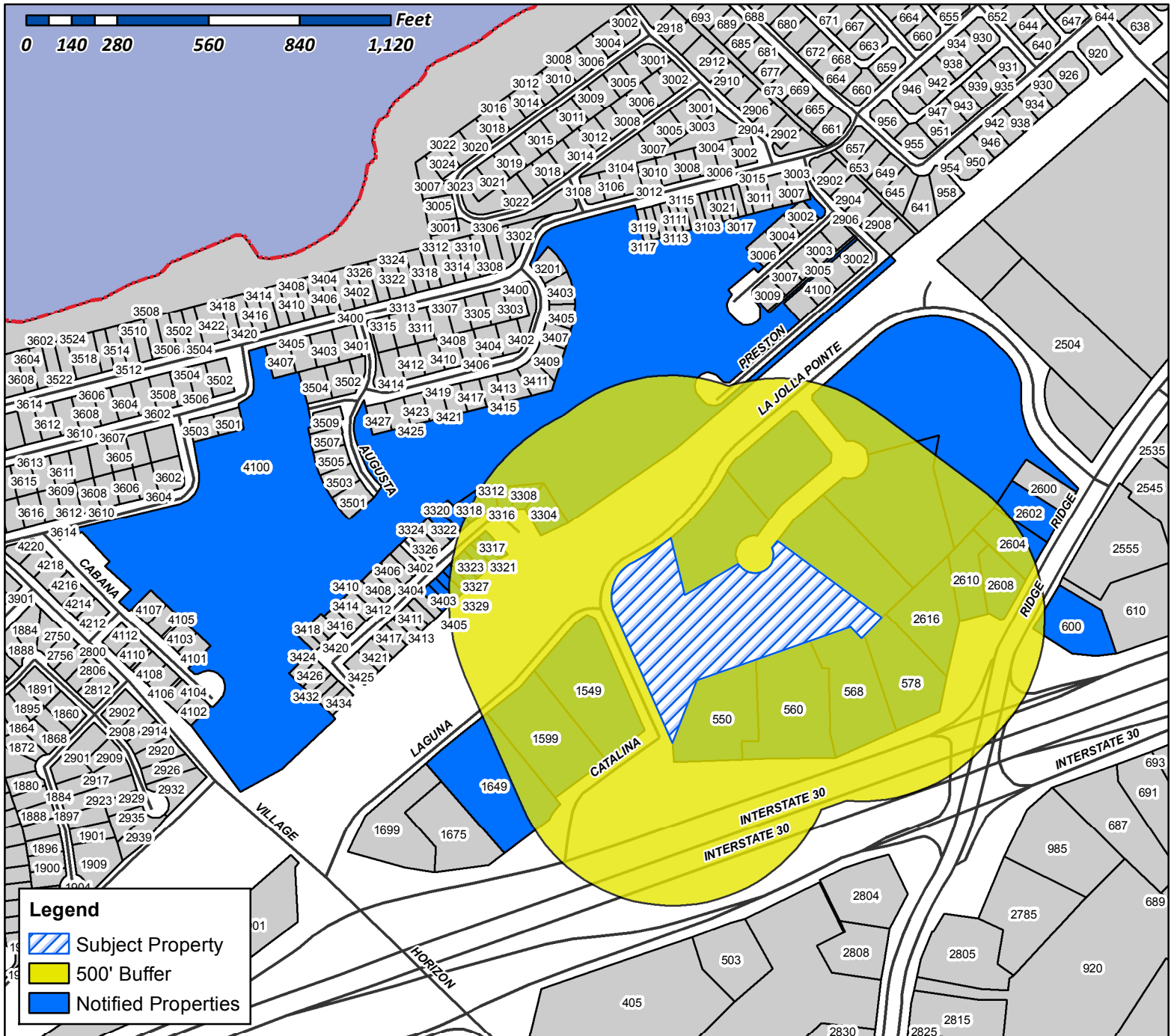




City of Rockwall

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Rockwall, Texas 75087
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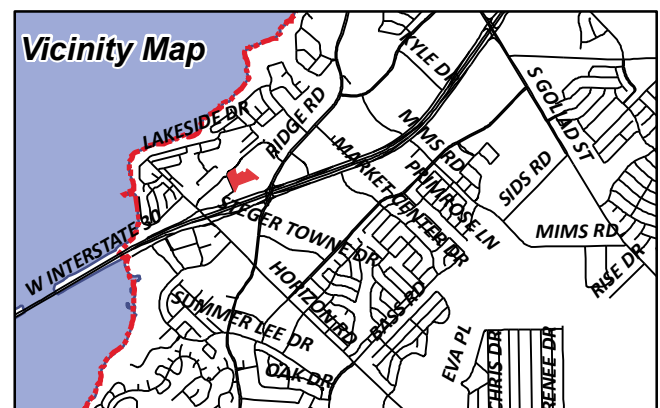
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STEAK N SHAKE OPERATIONS, INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

LANDRY'S RESTAURANTS INC
DBA SALTGRASS STEAKHOUSE
1510 WEST LOOP S
HOUSTON, TX 77027

CURRENT RESIDENT
1549 LAGUNA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1599 LAGUNA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1649 LAGUNA DR
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J
19 S SHORE DR
GALVESTON, TX 77551

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

NERKOWSKI FRANK A & PAMELA JO
3304 AUGUSTA BLVD
ROCKWALL, TX 75087

DANIELS BENNIE & GLORIA
3308 AUGUST BLVD
ROCKWALL, TX 75087

TARON MARK
3312 AUGUSTA BLVD
ROCKWALL, TX 75087

REED FRANCES GEAN
3316 AUGUSTA BLVD
ROCKWALL, TX 75087

ALLISON SHERRIE D
3317 AUGUSTA BLVD
ROCKWALL, TX 75087

PREWITT LEE AND CONNIE
3318 AUGUSTA BLVD
ROCKWALL, TX 75087

BOND PATRICIA A
3320 AUGUSTA BLVD
ROCKWALL, TX 75087

HOLLAND CHARLES A & BARBARA K
3321 AUGUSTA BLVD
ROCKWALL, TX 75087

SLOVAK PAMELA A
3322 AUGUSTA BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 AUGUSTA BLVD
ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY
MANAGEMENT LLC
3325 AUGUSTA BLVD
ROCKWALL, TX 75087

BRICENO KELLY M
3327 AUGUSTA BLVD
ROCKWALL, TX 75087

WILLMON KEVIN LEE
3329 AUGUSTA BLVD
ROCKWALL, TX 75087

VOHRA SURINDER L
C/O JULIA VOHRA
3401 AUGUSTA BLVD
ROCKWALL, TX 75087

GALLIGUEZ PRESILO & ANNABELLE
3403 AUGUSTA BLVD
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

LAKESIDE VILLAGE H O ASSOC
4100 VILLAGE DR
ROCKWALL, TX 75087

ROCKWALL MUSHROOM LLC
5205 SETTLEMENT WAY
MCKINNEY, TX 75070

CURRENT RESIDENT
550 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
560 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
568 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 E I30
ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

ROCKWALL RMKP LP
6005 SILVERLEAF LN
GARLAND, TX 75043

CAMBRIDGE COURT LLC
6124 LA JOLLA MESA DR
LA JOLLA, CA 92037

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

AMM FA PROPERTIES LLC
8113 MUNICH DR
ROWLETT, TX 75089

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

BT COLE TWO LLC
9400 N CENTRAL EXPRESSWAY #460
DALLAS, TX 75231

ROBERT H FAMILY TRUST AND BMK FIN CORP D
SHERRI LANE HEWETT AND SUSAN LYNNE C/O
IHOP ATTN HAKIM REMA
5743 STONEGATE RD
DALLAS, TX 75209

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091

To
Mr. Ryan Miller
Department of Planning & Zoning
City of Rockwall, Texas

June 15, 2017

Re: Specific Use Permit application
710 Bengé Drive, Arlington, TX, 76013

Subject: Request for Specific Use Permit (SUP) for Limited Service Hotel "Hyatt Place"

Dear Mr. Miller,

On behalf of the owner and developer, I am requesting to Specific Use Permit for a Limited Service Hotel "Hyatt Place" by Hyatt Group on 5.217 Acre land at Lot 9, Lot 11 & Lot 8, Subdivision La Jolla Pointe, Phase-2 located south east corner of La Jolla Pointe Dr. & Laguna Dr., City of Rockwall, Texas.

1. Hotel will be limited service proto-type design by "Hyatt Place" Hyatt Group.
2. Building will be 4 story hotel c/w single story covered pool
3. Hotel exterior design will be based on proto-type design by franchise will comply the City of Rockwall design standard. Rendering attached for reference.
4. Hotel will comply City's Zoning, off street Parking and Landscape Requirements.
5. Present 5.217 acre land lots will be Re-platted into two separate lots.

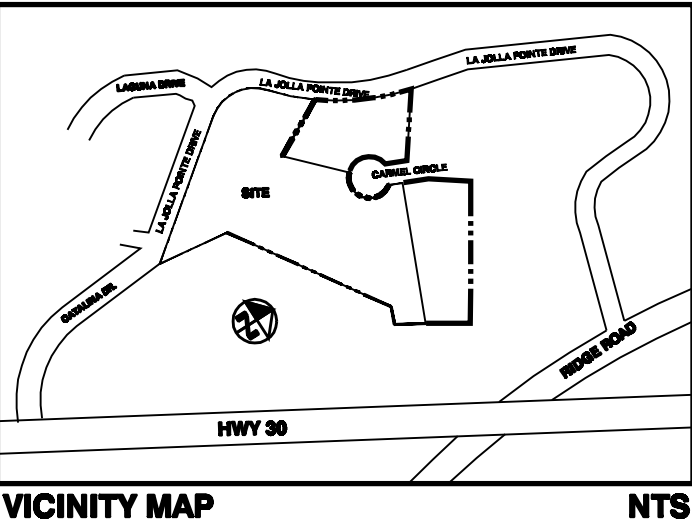
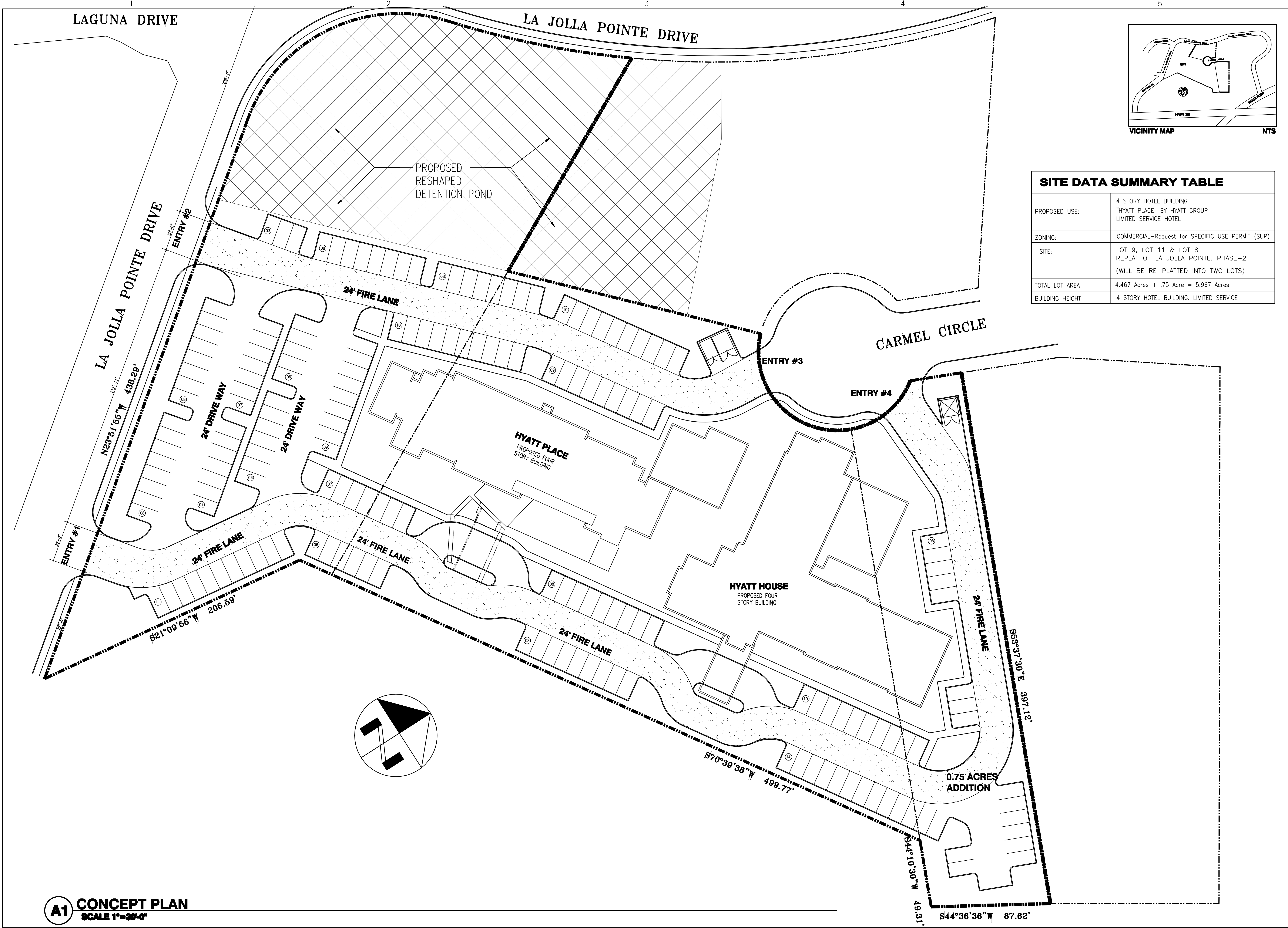
Sincerely,



Mahub Dewan, NCARB AIA
President
D1 Architect & Associates Inc.

13601 Preston Rd. Suite: 820W, Carillon Tower, Dallas, TX, 75240

Tel: **(214) 738 3619** E-mail: mhdewan@gmail.com Web: d1architect.com



SITE DATA SUMMARY TABLE	
PROPOSED USE:	4 STORY HOTEL BUILDING "HYATT PLACE" BY HYATT GROUP LIMITED SERVICE HOTEL
ZONING:	COMMERCIAL-Request for SPECIFIC USE PERMIT (SUP)
SITE:	LOT 9, LOT 11 & LOT 8 REPLAT OF LA JOLLA POINTE, PHASE-2 (WILL BE RE-PLATTED INTO TWO LOTS)
TOTAL LOT AREA	4.467 Acres + .75 Acre = 5.967 Acres
BUILDING HEIGHT	4 STORY HOTEL BUILDING, LIMITED SERVICE

1

ARCHITECT
+
ASSOCIATES, INC.

ARCHITECTURE-PLANNING-ENGINEERING

13601 Preston Rd., Ste.200W, Dallas, TX, 75240
Cell:(214)738 3619 Bus:(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1architect.com

MAHBUB DEWAN

Architect

13601 Preston Rd., Ste.200W, Dallas, TX, 75240
Cell:(214)738 3619 Bus:(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1architect.com

OWNER:

HYATT PALCE

PROJECT:

SEAL:

REGISTERED ARCHITECT

MAHBUB DEWAN

STATE OF TEXAS

June 16, 2017

REVISIONS:

DATE:

TITLE:

CONCEPT PLAN

DATE:

05/30/2017

SCALE:

1"=30'-0"

DRAWN:

MM

CHECKED:

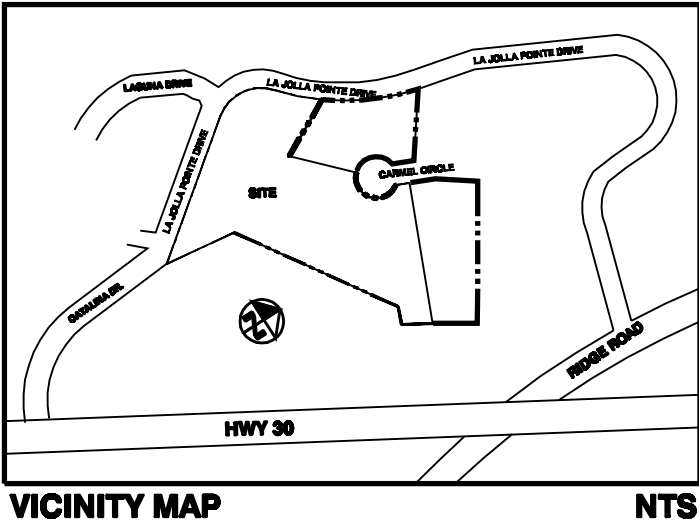
MHD

PROJECT #

05C-2017

SHEET NO:

A-1.01



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A1 **CONCEPT PLAN**
SCALE 1"=30'-0"

d1
ARCHITECT
+
ASSOCIATES, INC.
ARCHITECTURE-PLANNING-ENGINEERING

13601 Preston Rd., Ste 200, Dallas, TX 75240
Cell: (214) 738-3619 Bus: (214) 730-0666
E-mail: mhdeewan@gmail.com
Web Site: d1architect.com

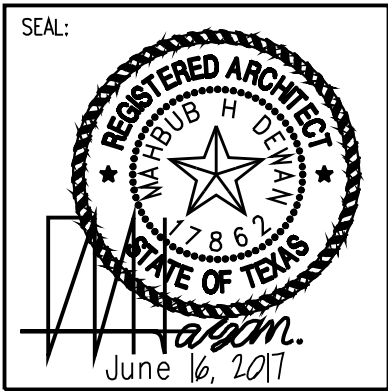
MAHBUB DEWAN
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OWNER:

PROJECT:

HYATT PALCE

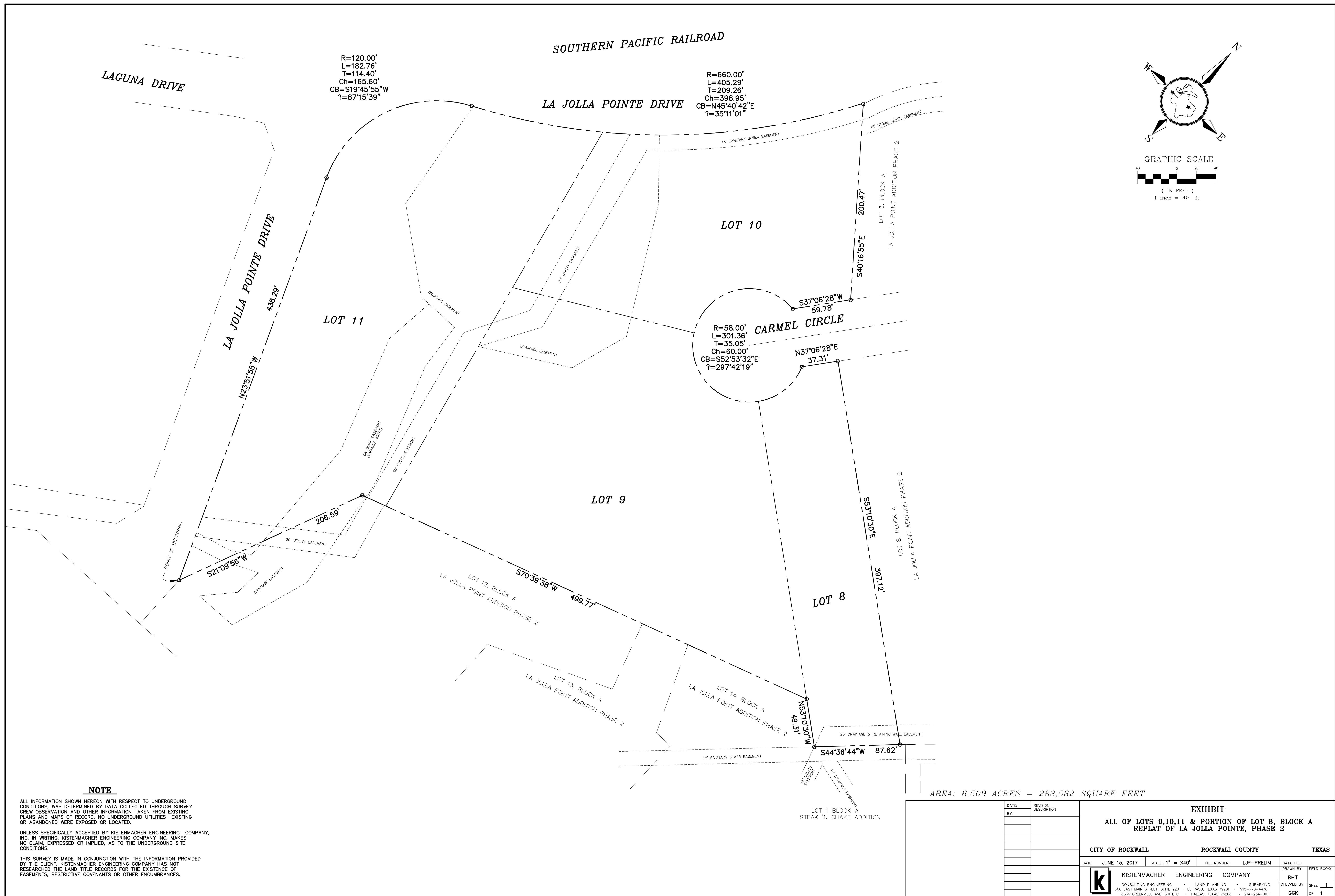


REVISIONS:	DATE:

TITLE:

CONCEPT PLAN

DATE:	SCALE:
05/30/2017	1"=30'-0"
DRAWN:	CHECKED:
MM	MHD
PROJECT #	05C-2017
SHEET NO:	A-1.01



SITE

60 0 60 120
SCALE IN FEET

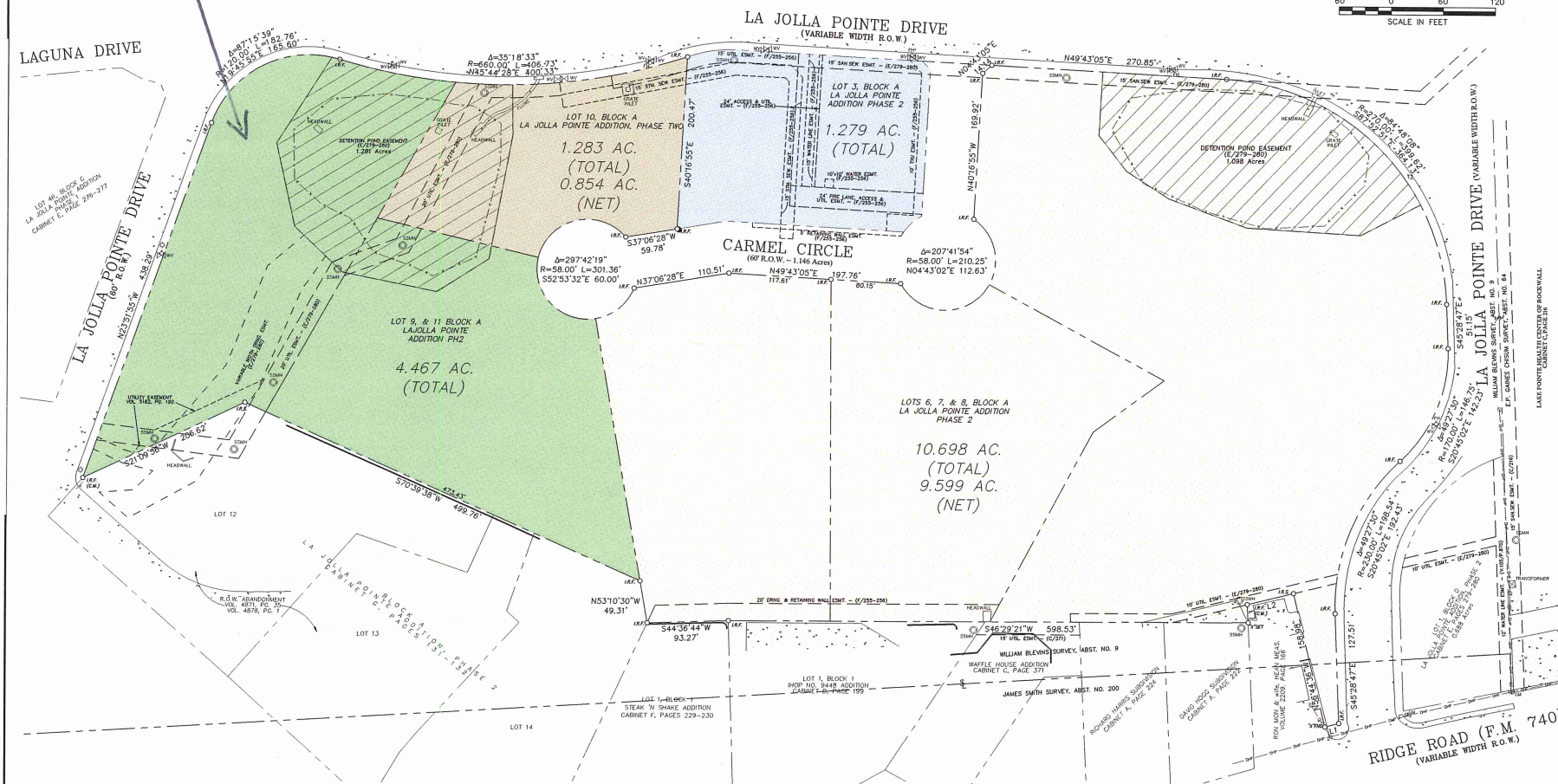


NO.	DATE	REVISIONS	App.
 Ridinger Associates, Inc. <i>Civil Engineers - Planners</i> Firm No. 1969 350 S. Edmunds Lone, Suite 101 Tel. No. (972) 353-8000			

LA JOLLA POINTE ADDITION
PHASE 2
ROCKWALL, TEXAS

Scale: 1"=60'
Designed by: LDR
Drawn by: MAB
Checked by: TAL
Date: MARCH 15, 2017
Project No. 018-000

SHEET
1





BUILDING EXTERIOR

METES AND BOUNDS DISCRIPTION

BEING ALL OF LOTS 9, 10 AND 11 AND A PORTION OF LOT 8, BLOCK A, REPLAT OF LA JOLLA POINTE ADDITION, PHASE 2 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND AT THE MOST SOUTHWESTERLY CORNER OF LOT 11, BLOCK A, REPLAT OF LA JOLLA POINTE ADDITION, PHASE 2, SAME BEING IN THE EAST RIGHT OF WAY LINE OF LA JOLLA POINTE DRIVE (60' RIGHT OF WAY;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF LA JOLLA POINTE DRIVE NORTH 23°51'55" WEST A DISTANCE OF 438.29 FEET TO A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 87°15'39", A CORD BEARING NORTH 19°45'54" EAST A DISTANCE OF 165.60 FEET TO A REVERSED CURVE TO THE LEFT;

THENCE 406.73 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 35°18'33" AND A CHORD BEARING NORTH 45°44'27" EAST A DISTANCE OF 400.33 FEET TO A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 40°16'55" EAST A DISTANCE OF 200.47 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CARMEL CIRCLE;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 37°06'28" WEST A DISTANCE OF 59.78 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE 301.36 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE AND SAID SOUTH RIGHT OF WAY LINE, HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 297°42'19" AND A CHORD BEARING SOUTH 52°53'32" EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CARMEL CIRCLE;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CARMEL CIRCLE NORTH 37°06'28" EAST A DISTANCE OF 37.31 FEET TO A POINT;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 53°10'30" EAST A DISTANCE OF 397.12 FEET TO A POINT;

THENCE SOUTH 44°36'44" WEST A DISTANCE OF 87.62 FEET TO A POINT;

THENCE NORTH 53°10'30" WEST A DISTANCE OF 49.31 FEET TO A POINT;

THENCE SOUTH 70°39'38" WEST A DISTANCE OF 499.77 FEET TO A POINT;

THENCE SOUTH 21°09'56" WEST A DISTANCE OF 206.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.509 ACRES OR 283,532 SQUARE FEET OF LAND.

KISTENMACHER ENGINEERING COMPANY, INC
300 EAST MAIN STREET SUITE 220, EL PASO, TEXAS 79901 TELE.(915)-778-4476
6336 GREENVILLE AVE., SUITE C, DALLAS, TEXAS 75206 TELE. (214)-234-0011
JUNE 15, 2017