



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <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 & 2</sup>  
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)  
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 550 La Jolla Pointe Dr, Rockwall, TX 75087

SUBDIVISION La Jolla Pointe Addition

LOT 22 & 23 BLOCK A

GENERAL LOCATION Northeast Corner of La Jolla Pointe Dr & Carmel Circle

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

CURRENT ZONING C

CURRENT USE Undeveloped

PROPOSED ZONING C

PROPOSED USE Office

ACREAGE 9.94

LOTS [CURRENT] 2

LOTS [PROPOSED] 1

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

☐ OWNER Phil Wagner

☐ APPLICANT Phil Wagner

CONTACT PERSON Rockwall EDC

CONTACT PERSON Rockwall EDC

ADDRESS 2610 Observation Trail

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Suite 104

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Rockwall, TX 75032

PHONE (972) 772-0025

PHONE (972) 772-0025

E-MAIL pwagner@rockwalledc.com

E-MAIL pwagner@rockwalledc.com

## NOTARY VERIFICATION [REQUIRED]

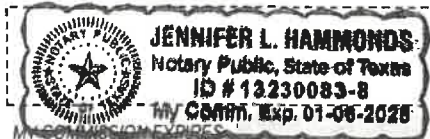
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 494.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF march, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

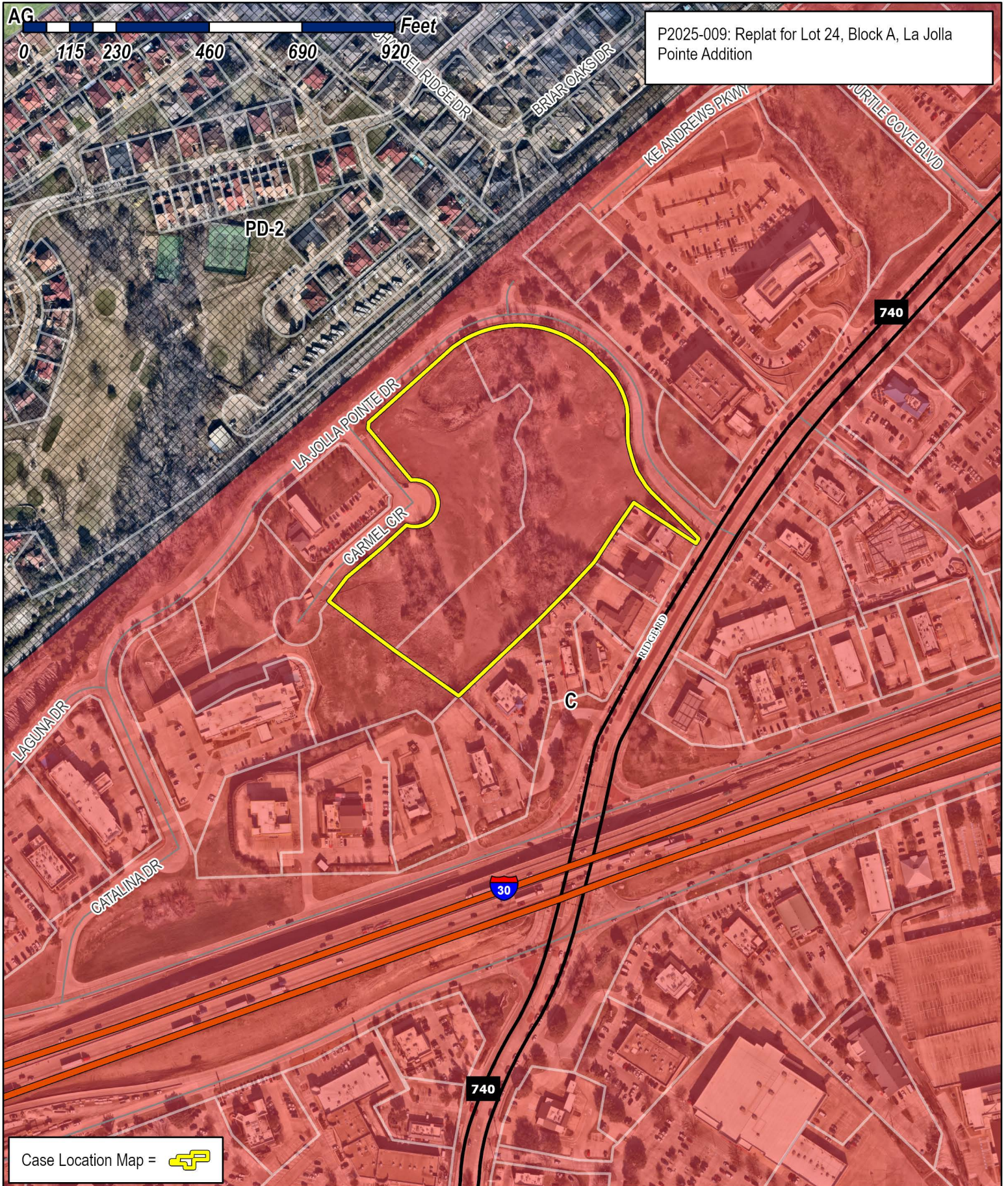
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF march, 2025

OWNER'S SIGNATURE Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammonds







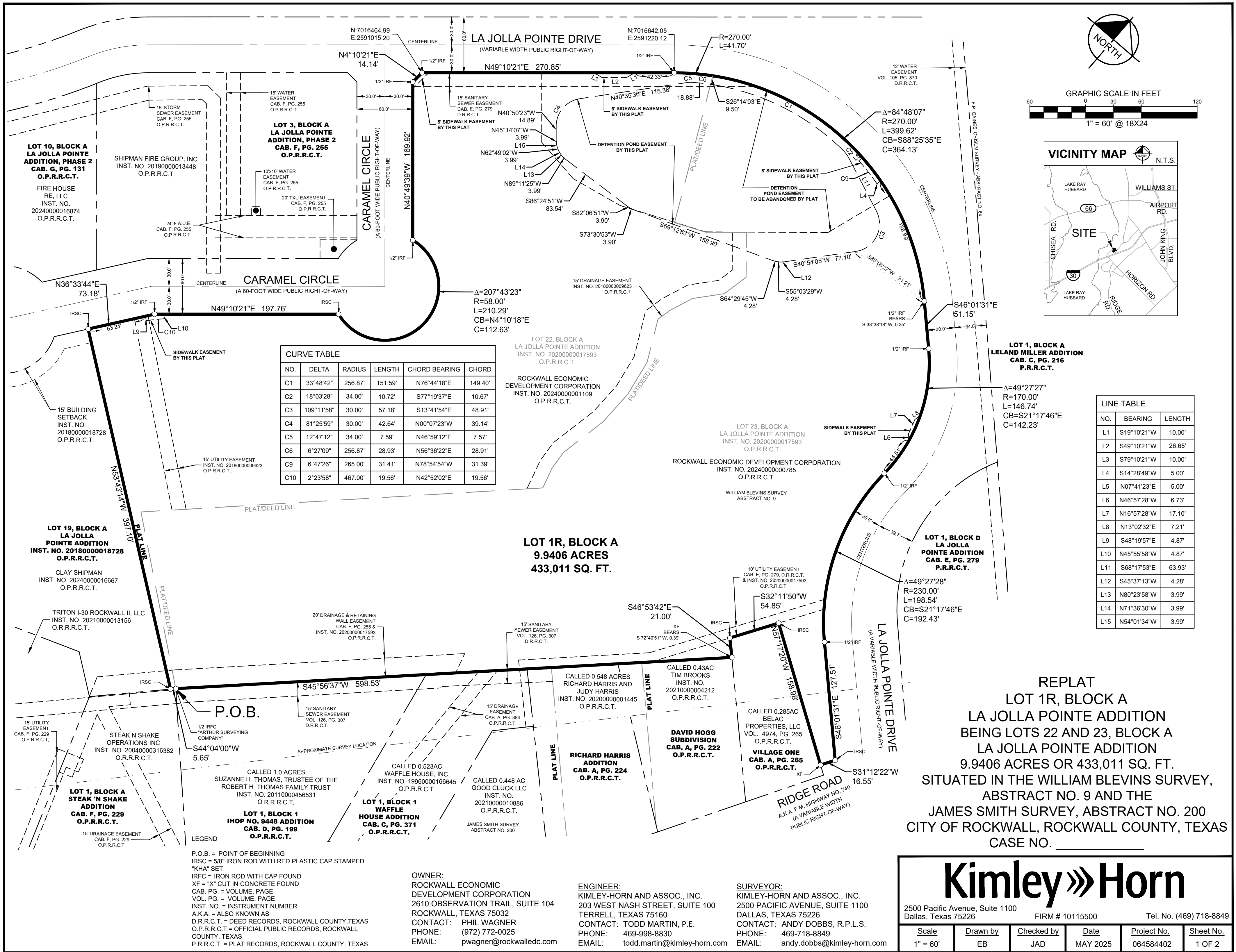
## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(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.







OWNERS CERTIFICATE:

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION is the owner of a tract of land situated in the William Blevins Survey, Abstract No. 9 and the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas and being all of a tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation, recorded in Instrument No. 20240000000785, Official Public Records, Rockwall County, Texas, and being all of a tract of land described in Special Warranty Deed to ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, recorded in Instrument No. 20240000001109, of said Official Public Records, and being all of Lots 22 and 23, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, according to the plat recorded in Instrument No. 20200000017593, of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "ARTHUR SURVEYING COMPANY" found for the south corner of said Lot 23 and the west corner of Lot 1, Block 1, IHOP No. 9448 Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet D, Page 199, of said Official Public Records and the most southerly east corner of said Lot 22;

THENCE with the most southerly southeast line of said Lot 22, South 44°04'00" West, a distance of 5.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the south corner of said Lot 22 and the east corner of Lot 19, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, according to the plat recorded in Instrument No. 20180000016667, of said Official Public Records;

THENCE with the southwest line of said Lot 22, North 53°43'14" West, a distance of 397.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" set the west corner of said Lot 22, in the southeast right-of-way line of Caramel Circle (a 60 foot wide public right-of-way);

THENCE with said southeast right-of-way line and the northeast right-of-way line of Caramel Circle, the following courses and distances:

North 36°33'44" East, a distance of 73.18 feet to a 1/2" iron rod found for corner;  
North 49°10'21" East, a distance of 197.76 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 58.00 feet, a central angle of 207°43'23", and a chord bearing and distance of North 04°10'18" East, 112.63 feet;  
In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 210.29 feet to a 1/2" iron rod found for corner;  
North 40°49'39" West, a distance of 169.92 feet to a 1/2" iron rod found for south end of a corner clip at the intersection of said northeast right-of-way line of Caramel Circle and the southeast right-of-way line of La Jolla Pointe Drive (a variable width public right-of-way);

THENCE with said corner clip, North 04°10'21" East, a distance of 14.14 feet to a 1/2" iron rod found for the north end of said corner clip;

THENCE with said southeast right-of-way line and the southwest right-of-way line of said La Jolla Pointe Drive, the following courses and distances:

North 49°10'21" East, a distance of 270.85 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right with a radius of 270.00 feet, a central angle of 84°48'07", and a chord bearing and distance of South 88°25'35" East, 364.13 feet;  
In a southeasterly direction, with said tangent curve to the right, an arc distance of 399.62 feet to a point for corner, from which a 1/2" iron rod found bears South 38°38'18" West, a distance of 0.35 feet;  
South 46°01'31" East, a distance of 51.15 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right with a radius of 170.00 feet, a central angle of 49°27'27", and a chord bearing and distance of South 21°17'46" East, 142.23 feet;  
In a southeasterly direction, with said tangent curve to the right, an arc distance of 146.74 feet to a 1/2" iron rod found for the beginning of a reverse curve to the left with a radius of 230.00 feet, a central angle of 49°27'28", and a chord bearing and distance of South 21°17'46" East, 192.43 feet;  
In a southeasterly direction, with said reverse curve to the left, an arc distance of 198.54 feet to a 1/2" iron rod found for corner;  
South 46°01'31" East, a distance of 127.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 23, at the intersection of said southwest right-of-way line of La Jolla Pointe Drive and the northwest right-of-way line of Ridge Road, also known as F.M. Highway No. 740 (a variable width public right-of-way);

THENCE with said northwest right-of-way line of Ridge Road, South 31°12'22" West, a distance of 16.55 feet to an "X" cut in concrete found for the most northerly south corner of said Lot 23;

THENCE departing said northwest right-of-way line of Ridge Road, and with the most northerly southwest line of said Lot 23, North 57°17'20" West, a distance of 158.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE with the southeast lines of said Lot 23, the following courses and distances:

South 32°11'50" West, a distance of 54.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
South 46°53'42" East, a distance of 21.00 feet to a point for corner, from which an "X" cut in concrete found bears South 72°40'50" West, a distance of 0.39 feet;  
South 45°56'37" West, a distance of 598.53 feet to the POINT OF BEGINNING and containing 433,011 square feet or 9.9406 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0040L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNERS DEDICATION:

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, the undersigned owner of the land shown on this plat, and designated herein as the LA JOLLA POINTE ADDITION 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the LA JOLLA POINTE ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- 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.
- 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.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner 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.
- 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Property Owner Signature

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 202\_\_.

Notary Public in and for the State of \_\_\_\_\_

GENERAL NOTES:

- Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- It shall be the policy of the city to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.
- All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).

SURVEYOR'S STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

J. ANDY DOBBS  
Registered Professional Land Surveyor No. 6196  
KIMLEY-HORN AND ASSOC., INC.  
2500 Pacific Ave., Suite 1100  
Dallas, Texas 75226  
469-718-8849  
andy.dobbs@kimley-horn.com

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Notary Public in and for the State of Texas

SIGNATURE BLOCK

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, Texas on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

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

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

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

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

REPLAT  
LOT 1R, BLOCK A  
LA JOLLA POINTE ADDITION  
BEING LOTS 22 AND 23, BLOCK A  
LA JOLLA POINTE ADDITION  
9.9406 ACRES OR 433,011 SQ. FT.  
SITUATED IN THE WILLIAM BLEVINS SURVEY,  
ABSTRACT NO. 9 AND THE  
JAMES SMITH SURVEY, ABSTRACT NO. 200  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_

Kimley»Horn

2500 Pacific Avenue, Suite 1100  
Dallas, Texas 75226

FIRM # 10115500

Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ECB	JAD	MAY 2025	064584402	2 OF 2