



# 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> Paid 2/9/21 OK 6782
- 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 700 & 800 Blocks of Cornelius Road Rockwall, Tx. 75027

SUBDIVISION LOT BLOCK

GENERAL LOCATION ON Cornelius Road BETWEEN FM 1141 & FM 549

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

CURRENT ZONING AGRICULTURE

CURRENT USE Hay Field

PROPOSED ZONING Residential

PROPOSED USE HOME CONSTRUCTION

ACREAGE 20 ± Acres

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

**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 EVSR (D) LLC (Dewayne Cain)

APPLICANT SAME AS OWNER

CONTACT PERSON DEWAYNE CAIN

CONTACT PERSON

ADDRESS 305 Stonebridge Dr.

ADDRESS

CITY, STATE & ZIP Rockwall, Tx. 75027

CITY, STATE & ZIP

PHONE 214-533-8641

PHONE

E-MAIL DewayneCain25@gmail.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dewayne Cain [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 \$ 745.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9th DAY OF FEBRUARY, 2021. 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."

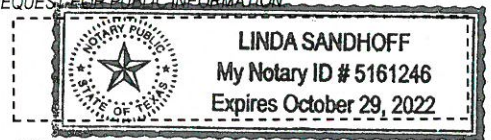
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF February, 2021.

OWNER'S SIGNATURE

*Dewayne Cain*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Linda Sandhoff*



MY COMMISSION EXPIRES



RockwallPLL

Receipt#: 3653

Date: 2/10/2021

City of Rockwall  
*The New Horizon*

Payment Receipt

Invoice #	Case Type	Case Number	Sub Type
	PZPLATAPP	P2021-004	PZFINALPLA

Tender Type / Description	Amount
CHECK- CHECK	745.40
<b>Sub Total:</b>	<b>745.40</b>

Fees:

Fee Codes / Description	Amount
PZFINAPLAT- PZ - Final Plat App Fee	745.40
<b>Sub Total:</b>	<b>745.40</b>

<b>Total Amount Due:</b>	<b>745.40</b>
<b>Total Payment:</b>	<b>745.40</b>





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  - MINOR/AMENDING PLAT.
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- PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):
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- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
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- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
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OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, E V S R (D) LLC and DEWAYNE CAIN, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, City of Rockwall, Rockwall County, Texas, and being a part of a 21.378 acres tract of land as described in a Warranty deed from T.D. Cain to E V S R (D) LLC, as recorded in Volume 3822, Page 110 of the Official Public Records of Rockwall County, Texas, and also a part of a 4.70 acres tract of land as described in a Warranty deed from Chris Cain to Dewayne Cain, as recorded in Volume 6725, Page 141 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the center of Cornelius Road, at the northeast corner of said 21.378 acres tract of land and being the northwest corner of a 7.768 acres tract of land as described in a Warranty deed to Deborah Hammons and Scott Hammons, Sr., as recorded in Volume 627, Page 38 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 28 min. 39 sec. W., at 30.00 feet pass a 1/2" iron rod found for witness and continuing along the east line of said 21.378 acres tract for a total distance of 1070.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 88 deg. 03 min. 58 sec. W. a distance of 704.02 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 85 deg. 41 min. 15 sec. W. a distance of 193.20 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 00 deg. 58 min. 28 sec. E. at 1082.89 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1112.89 feet to a point in the center of Cornelius Road and being the northwest corner of said 4.70 acres Cain tract;

THENCE S. 89 deg. 45 min. 13 sec. E. along the center of said road, a distance of 886.28 feet to the POINT OF BEGINNING and containing 969,920 square feet or 22.27 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as DC ADDITION LOTS 1 & 2, BLOCK A, an 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the DC ADDITION LOTS 1 & 2, BLOCK A, have been notified and signed this plat.

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

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the 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, subdivision engineer and owner shall bear total responsibility for storm drainage improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements
- 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.
- 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

7) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

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.

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

DEWAYNE CAIN, Individually  
and for E V S R (D) LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me on this day personally appeared DEWAYNE CAIN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

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

APPROVED

I hereby certify that the above and foregoing plat of DC ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall City Secretary City of Rockwall

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

FINAL PLAT  
DC ADDITION  
LOTS 1 & 2, BLOCK A

22.27 ACRES OR 969,920 S.F.  
( 1 LOT )  
WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊗ TELEPHONE CABLE WISER	⊗ GAS METER
⊗ TEL. POLE	⊗ FIRE HYDRANT
⊗ FLETCHER POWER POLE	⊗ ELEC. BOX
⊗ ELEC. JUNCTION BOX	⊗ WATER METER
⊗ LIGHT POLE	⊗ 1/2" IRON ROD FOUND (CORNER)
⊗ AIR COND. UNIT	⊗ PROpane TANK
⊗ FENCE	⊗ EASEMENT LINE
⊗ PROPERTY LINES	

OWNER:  
DEWAYNE CAIN  
P.O. BOX 1119  
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE Tracy@hdfetty.com

SURVEY DATE DECEMBER 5, 2018  
SCALE 1" = 100' FILE # 2018/20010034  
CLIENT CAIN



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CURRENT USE Hay Field

PROPOSED ZONING Residential

PROPOSED USE Home Construction

ACREAGE 20 ± Acres

LOTS [CURRENT]

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LOTS [PROPOSED]

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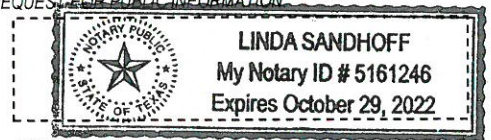
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MY COMMISSION EXPIRES



0 160 320 640 960 1,280 Feet

P2021-004- LOTS 1 & 2, BLOCK A, DC ADDITION  
FINAL PLAT - LOCATION MAP = 



# 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.







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BEGINNING at a point in the center of Cornelius Road, at the northeast corner of said 21.378 acres tract of land and being the northwest corner of a 7.768 acres tract of land as described in a Warranty deed to Deborah Hammons and Scott Hammons, Sr., as recorded in Volume 627, Page 38 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 28 min. 39 sec. W., at 30.00 feet pass a 1/2" iron rod found for witness and continuing along the east line of said 21.378 acres tract for a total distance of 1070.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 88 deg. 03 min. 58 sec. W. a distance of 704.02 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 85 deg. 41 min. 15 sec. W. a distance of 193.20 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 00 deg. 58 min. 28 sec. E. at 1082.89 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1112.89 feet to a point in the center of Cornelius Road and being the northwest corner of said 4.70 acres Cain tract;

THENCE S. 89 deg. 45 min. 13 sec. E. along the center of said road, a distance of 886.28 feet to the POINT OF BEGINNING and containing 969,920 square feet or 22.27 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as DC ADDITION LOTS 1 & 2, BLOCK A, an 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the DC ADDITION LOTS 1 & 2, BLOCK A, have been notified and signed this plat.

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

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the 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, subdivision engineer and owner shall bear total responsibility for storm drainage improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements
- 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.
- 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

7) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

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.

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

DEWAYNE CAIN, Individually  
and for E V S R (D) LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me on this day personally appeared DEWAYNE CAIN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

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

APPROVED

I hereby certify that the above and foregoing plat of DC ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall City Secretary City of Rockwall

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

FINAL PLAT  
DC ADDITION  
LOTS 1 & 2, BLOCK A

22.27 ACRES OR 969,920 S.F.  
( 1 LOT )  
WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊗ TELEPHONE CABLE WIRE	⊗ POWER POLE
⊗ GAS METER	⊗ FIRE HYDRANT
⊗ TEL. POLE	⊗ LIGHT POLE
⊗ ELEC. BOX	⊗ WATER METER
⊗ ELEC. JUNCTION BOX	⊗ AIR COND. UNIT
⊗ FENCE	⊗ PROPAANE TANK
⊗ EASEMENT LINE	⊗ PROPERTY LINES

OWNER:  
DEWAYNE CAIN  
P.O. BOX 1119  
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE Tracy@hdfetty.com

SURVEY DATE DECEMBER 5, 2018  
SCALE 1" = 100' FILE # 2018/20010034  
CLIENT CAIN



# PROJECT COMMENTS



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

DATE: 2/18/2021

PROJECT NUMBER: P2021-004  
PROJECT NAME: Lots 1 & 2, Block A, DC Addition  
SITE ADDRESS/LOCATIONS: 777 Cornelius Road

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Consider a request by Dewayne Cain of EVSR (D), LLC for the approval of a Final Plat for Lots 1 & 2, Block A, DC Addition being a 22.27-acre tract of land identified as Tracts 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 Cornelius Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/17/2021	Approved w/ Comments

02/17/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Final Plat for Lots 1 & 2, Block A, DC Addition being a 22.27-acre tract of land identified as Tracts 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 777 Cornelius Road.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 771-7745 or email hlee@rockwall.com.
- M.3 For reference, include the case number (P2021-004) in the lower right-hand corner of all pages on future submittals.
- M.4 Please change the title block as follows:

Final Plat  
Lots 1 & 2, Block A  
DC Addition  
2 Lots  
Being 22.27-Acres of Land or 969,920 SF  
Tracts 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72  
City of Rockwall, Rockwall County, Texas

- M.5 The Agricultural (AG) District requires a minimum of a 40-foot front yard building setback. Please indicate a 40-foot setback adjacent to Cornelius Road.
- M.6 On the vicinity map label the City's corporate boundary line.
- M.7 Label the centerline of Cornelius Road.
- M.8 Cornelius Road is identified as a M4U (i.e. major collector, four [4] lane, undivided roadway), which requires a minimum right-of-way of 65-feet. Please ensure that the correct amount of right-of-way dedicated (i.e. 32.5-feet from the centerline of the roadway) is depicted on the subdivision plat.
- M.9 Indicate the Instrument Number or Volume/Page for the 4.03-acre tract of land south of the subject property.
- M.10 Please remove note #7 under the standard plat wording as this is already stated in verbatim in note #4.
- I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 9, 2021 Planning and Zoning Commission Meeting. The Planning and Zoning Commission Work Session Meeting for this case

will be held on February 23, 2021.

I.12 Since this subdivision plat is being submitted to facilitate the development of a single-family home, this subdivision plat will need to be reviewed by the Parks and Recreation Board at their March 2, 2021 meeting.

I.13 The projected City Council meeting date for this case will be March 15, 2021.

I.14 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

I.15 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.





# 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> Paid 2/9/21 OK # 6782
- 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: 700 & 800 Blocks of Cornelius Road Rockwall, Tx. 75027

SUBDIVISION: LOT BLOCK

GENERAL LOCATION: ON Cornelius Road BETWEEN FM 1141 & FM 549

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

CURRENT ZONING: Agriculture CURRENT USE: Hay Field

PROPOSED ZONING: Residential PROPOSED USE: Home Construction

ACREAGE: 20 ± Acres LOTS [CURRENT]: 1 LOTS [PROPOSED]: 2

**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: EVSR (D) LLC (Dewayne Cain)  APPLICANT: SAME AS OWNER

CONTACT PERSON: DEWAYNE CAIN CONTACT PERSON:

ADDRESS: 305 Stonebridge Dr. ADDRESS:

CITY, STATE & ZIP: Rockwall, Tx. 75027 CITY, STATE & ZIP:

PHONE: 214-533-8641 PHONE:

E-MAIL: DewayneCain25@gmail.com E-MAIL:

## NOTARY VERIFICATION [REQUIRED]

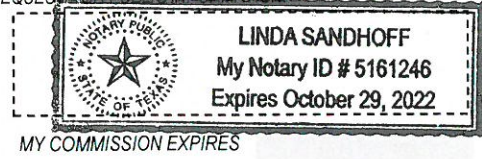
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dewayne Cain [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 745.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9th DAY OF FEBRUARY, 2021. 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 10 DAY OF February, 2021.


OWNER'S SIGNATURE: Dewayne Cain

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Linda Sandhoff





0 160 320 640 960 1,280 Feet

P2021-004- LOTS 1 & 2, BLOCK A, DC ADDITION  
FINAL PLAT - LOCATION MAP = 



# 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.







OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, E V S R (D) LLC and DEWAYNE CAIN, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, City of Rockwall, Rockwall County, Texas, and being a part of a 21.378 acres tract of land as described in a Warranty deed from T.D. Cain to E V S R (D) LLC, as recorded in Volume 3822, Page 110 of the Official Public Records of Rockwall County, Texas, and also a part of a 4.70 acres tract of land as described in a Warranty deed from Chris Cain to Dewayne Cain, as recorded in Volume 6725, Page 141 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the center of Cornelius Road, at the northeast corner of said 21.378 acres tract of land and being the northwest corner of a 7.768 acres tract of land as described in a Warranty deed to Deborah Hammons and Scott Hammons, Sr., as recorded in Volume 627, Page 38 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 28 min. 39 sec. W., at 30.00 feet pass a 1/2" iron rod found for witness and continuing along the east line of said 21.378 acres tract for a total distance of 1070.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 88 deg. 03 min. 58 sec. W. a distance of 704.02 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 85 deg. 41 min. 15 sec. W. a distance of 193.20 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 00 deg. 58 min. 28 sec. E. at 1082.89 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1112.89 feet to a point in the center of Cornelius Road and being the northwest corner of said 4.70 acres Cain tract;

THENCE S. 89 deg. 45 min. 13 sec. E. along the center of said road, a distance of 886.28 feet to the POINT OF BEGINNING and containing 969,920 square feet or 22.27 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as DC ADDITION LOTS 1 & 2, BLOCK A, an 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the DC ADDITION LOTS 1 & 2, BLOCK A, have been notified and signed this plat.

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

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the 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, subdivision engineer and owner shall bear total responsibility for storm drainage improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements
- 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.
- 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

7) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

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.

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

DEWAYNE CAIN, Individually  
and for E V S R (D) LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me on this day personally appeared DEWAYNE CAIN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

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

APPROVED

I hereby certify that the above and foregoing plat of DC ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall City Secretary City of Rockwall

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

FINAL PLAT  
DC ADDITION  
LOTS 1 & 2, BLOCK A

22.27 ACRES OR 969,920 S.F.  
( 1 LOT )  
WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊗ TELEPHONE CABLE WISER	⊗ GAS METER
⊗ TEL. POLE	⊗ FIRE HYDRANT
⊗ FLETCHER POWER POLE	⊗ ELEC. BOX
⊗ ELEC. JUNCTION BOX	⊗ WATER METER
⊗ LIGHT POLE	⊗ 1/2" IRON ROD FOUND (CORNER)
⊗ AIR COND. UNIT	⊗ PROpane TANK
⊗ FENCE	⊗ EASEMENT LINE
⊗ PROPERTY LINES	

OWNER:  
DEWAYNE CAIN  
P.O. BOX 1119  
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE trac@hdfetty.com

SURVEY DATE DECEMBER 5, 2018  
SCALE 1" = 100' FILE # 2018/20010034  
CLIENT CAIN





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** March 9, 2021  
**APPLICANT:** Dewayne Cain; *EVSR (D), LLC*  
**CASE NUMBER:** P2021-004; *Final Plat for Lots 1 & 2, Block A, DC Addition*

---

### SUMMARY

Consider a request by Dewayne Cain of EVSR (D), LLC for the approval of a Final Plat for Lots 1 & 2, Block A, DC Addition being a 22.27-acre tract of land identified as Tracts 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 Cornelius Road, and take any action necessary.

### PLAT INFORMATION

- The purpose of this request is to Final Plat a 22.27-acre tract of land (*i.e. Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72*) into two (2) parcels of land to facilitate the construction of a single-family home on the proposed *Lot 2, Block A*. According to the Rockwall Central Appraisal District (RCAD), currently situated on the tract of land -- *on the area that is designated as Lot 1, Block A on the proposed Final Plat* -- is a 1,104 SF single-family home. As part of the Final Plat, a portion of Cornelius Road is required to be dedicated.
- The subject property was annexed into the City of Rockwall on January 4, 2010 by *Ordinance No. 10-01*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 3, 2019 City Council approved a Specific Use Permit (SUP) [*Ordinance No. 19-23; Case No. Z2019-010*] allowing for a guest quarters and agricultural accessory building.
- On March 2, 2021, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
  - (1) The property owner shall pay pro-rata equipment fees of \$577.00 (*i.e. \$577.00 x 1 Lot*), which will be due prior to the issuance of a building permit.
  - (2) The property owner shall pay cash-in-lieu of land fees of \$609.00 (*i.e. \$609.00 x 1 Lot*), which will be due prior to the issuance of a building permit.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by 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 Final 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 below, this Final Plat is in substantial compliance with the requirements of Chapter 38, *Subdivision*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lots 1 & 2, Block A, DC 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 subdivision plat;
- (2) The subdivision of land shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Final 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: 2/24/2021

PROJECT NUMBER: P2021-004  
PROJECT NAME: Lots 1 & 2, Block A, DC Addition  
SITE ADDRESS/LOCATIONS: 777 Cornelius Road

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Consider a request by Dewayne Cain of EVSR (D), LLC for the approval of a Final Plat for Lots 1 & 2, Block A, DC Addition being a 22.27-acre tract of land identified as Tracts 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 Cornelius Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/17/2021	Approved w/ Comments

02/17/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Final Plat for Lots 1 & 2, Block A, DC Addition being a 22.27-acre tract of land identified as Tracts 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 777 Cornelius Road.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 771-7745 or email hlee@rockwall.com.
- M.3 For reference, include the case number (P2021-004) in the lower right-hand corner of all pages on future submittals.
- M.4 Please change the title block as follows:

Final Plat  
Lots 1 & 2, Block A  
DC Addition  
2 Lots  
Being 22.27-Acres of Land or 969,920 SF  
Tracts 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72  
City of Rockwall, Rockwall County, Texas

- M.5 The Agricultural (AG) District requires a minimum of a 40-foot front yard building setback. Please indicate a 40-foot setback adjacent to Cornelius Road.
- M.6 On the vicinity map label the City's corporate boundary line.
- M.7 Label the centerline of Cornelius Road.
- M.8 Cornelius Road is identified as a M4U (i.e. major collector, four [4] lane, undivided roadway), which requires a minimum right-of-way of 65-feet. Please ensure that the correct amount of right-of-way dedicated (i.e. 32.5-feet from the centerline of the roadway) is depicted on the subdivision plat.
- M.9 Indicate the Instrument Number or Volume/Page for the 4.03-acre tract of land south of the subject property.
- M.10 Please remove note #7 under the standard plat wording as this is already stated in verbatim in note #4.
- I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 9, 2021 Planning and Zoning Commission Meeting. The Planning and Zoning Commission Work Session Meeting for this case



will be held on February 23, 2021.

I.12 Since this subdivision plat is being submitted to facilitate the development of a single-family home, this subdivision plat will need to be reviewed by the Parks and Recreation Board at their March 2, 2021 meeting.

I.13 The projected City Council meeting date for this case will be March 15, 2021.

I.14 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

I.15 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Henry Lee	02/17/2021	Needs Review

02/17/2021: Unreviewed due to inclement weather and power outages.

02/23/2021: M - Cornelius is an M4U roadway per the Master Thoroughfare Plan. 65' ROW total, Must dedicate 32.5' from the centerline.

M - 10' Utility Easement along frontage of Cornelius Road.

M - Add note 4. " Property owner shall maintain, repair, and replace all drainage and detention systems on-site. "

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	02/17/2021	Approved

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/17/2021	Approved

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Henry Lee	02/17/2021	Approved

02/17/2021: Unreviewed due to inclement weather and power outages.

02/22/2021: Approved

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	02/17/2021	N/A

02/17/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	02/17/2021	Approved w/ Comments

02/17/2021: Unreviewed due to inclement weather and power outages.

02/18/2021: P2021-004 (HENRY LEE)

Park District 8

Cash in Lieu of Land \$609.00

Pro Rata Equipment Fees \$577.00

Total per lot (1) Lot \$1186.00



# 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> Paid 2/9/21 OK 6782
- 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	700 & 800 Blocks of Cornelius Road Rockwall, Tx. 75027		
SUBDIVISION	LOT	BLOCK	
GENERAL LOCATION	ON Cornelius Road BETWEEN FM 1141 & FM 549		

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

CURRENT ZONING	Agriculture	CURRENT USE	Hay Field
PROPOSED ZONING	Residential	PROPOSED USE	Home Construction
ACREAGE	20 ± Acres	LOTS [CURRENT]	1
		LOTS [PROPOSED]	2

**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 checked="" type="checkbox"/> OWNER	EVS R (D) LLC (Dewayne Cain)	<input type="checkbox"/> APPLICANT	SAME AS OWNER
CONTACT PERSON	Dewayne Cain	CONTACT PERSON	
ADDRESS	305 Stonebridge Dr.	ADDRESS	
CITY, STATE & ZIP	Rockwall, Tx. 75027	CITY, STATE & ZIP	
PHONE	214-533-8641	PHONE	
E-MAIL	DewayneCain25@gmail.com	E-MAIL	

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dewayne Cain [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 \$ 745.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9th DAY OF FEBRUARY, 2021. 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."

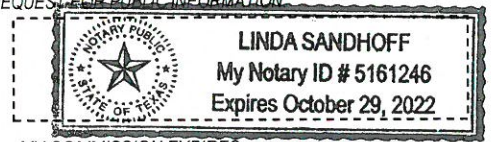
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF February, 2021.

OWNER'S SIGNATURE

*Dewayne Cain*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


*Linda Sandhoff*



MY COMMISSION EXPIRES



0 160 320 640 960 1,280 Feet

P2021-004- LOTS 1 & 2, BLOCK A, DC ADDITION  
FINAL PLAT - LOCATION MAP = 



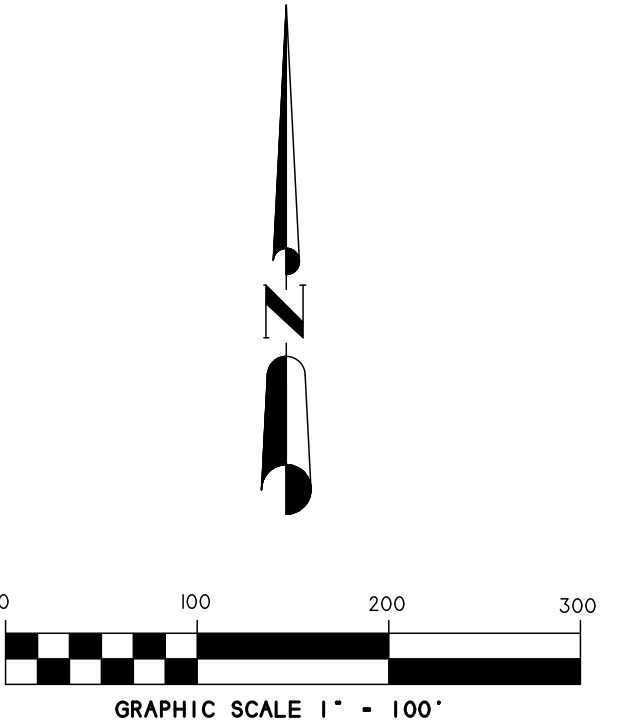
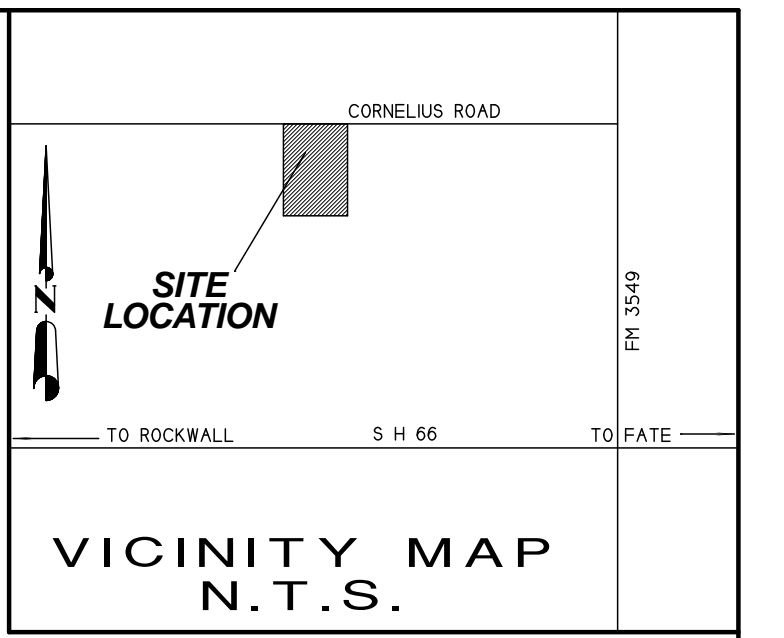
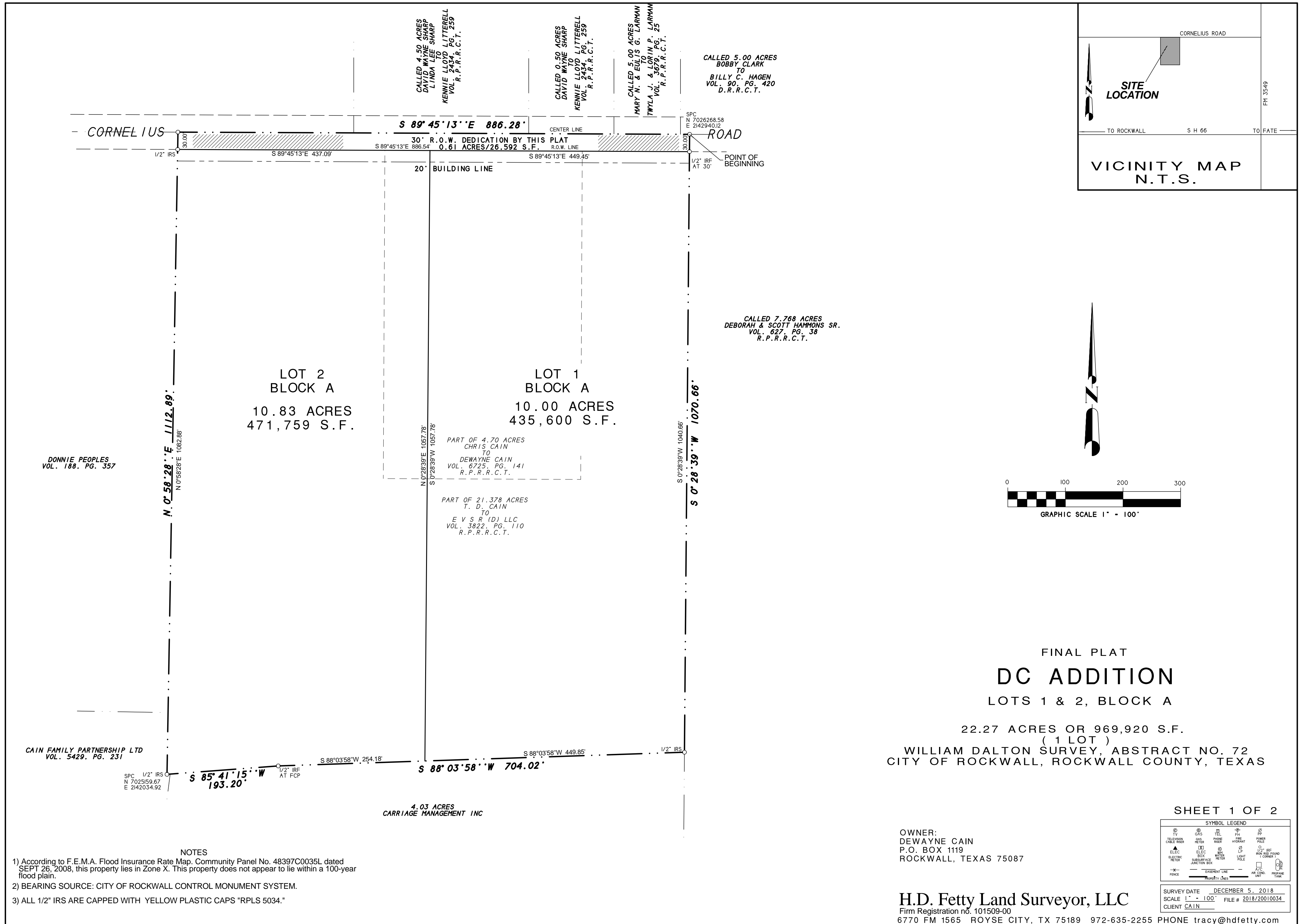
# City of Rockwall

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.







FINAL PLAT  
**DC ADDITION**  
 LOTS 1 & 2, BLOCK A

22.27 ACRES OR 969,920 S.F.  
 ( 1 LOT )  
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND			
TV	GAS	TEL	FH
TELEVISION	METER	PHONE	FIRE
CABLE	BOX	BOX	HYDRANT
ELEC	BOX	WATER	LP
ELECTRIC	METER	METER	IRON ROD FOUND
JUNCTION	BOX	POLE	1 CORNER
POLE	POLE	POLE	POLE
POLE	POLE	POLE	POLE
POLE	POLE	POLE	POLE

OWNER:  
 DEWAYNE CAIN  
 P.O. BOX 1119  
 ROCKWALL, TEXAS 75087

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE: DECEMBER 5, 2018  
 SCALE: 1" = 100' FILE # 2018/20010034  
 CLIENT: CAIN

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0035L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, E V S R (D) LLC and DEWAYNE CAIN, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, City of Rockwall, Rockwall County, Texas, and being a part of a 21.378 acres tract of land as described in a Warranty deed from T.D. Cain to E V S R (D) LLC, as recorded in Volume 3822, Page 110 of the Official Public Records of Rockwall County, Texas, and also a part of a 4.70 acres tract of land as described in a Warranty deed from Chris Cain to Dewayne Cain, as recorded in Volume 6725, Page 141 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the center of Cornelius Road, at the northeast corner of said 21.378 acres tract of land and being the northwest corner of a 7.768 acres tract of land as described in a Warranty deed to Deborah Hammons and Scott Hammons, Sr., as recorded in Volume 627, Page 38 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 28 min. 39 sec. W., at 30.00 feet pass a 1/2" iron rod found for witness and continuing along the east line of said 21.378 acres tract for a total distance of 1070.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 88 deg. 03 min. 58 sec. W. a distance of 704.02 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 85 deg. 41 min. 15 sec. W. a distance of 193.20 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 00 deg. 58 min. 28 sec. E. at 1082.89 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1112.89 feet to a point in the center of Cornelius Road and being the northwest corner of said 4.70 acres Cain tract;

THENCE S. 89 deg. 45 min. 13 sec. E. along the center of said road, a distance of 886.28 feet to the POINT OF BEGINNING and containing 969,920 square feet or 22.27 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as DC ADDITION LOTS 1 & 2, BLOCK A, an 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the DC ADDITION LOTS 1 & 2, BLOCK A, have been notified and signed this plat.

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

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the 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, subdivision engineer and owner shall bear total responsibility for storm drainage improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements
- 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.
- 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

7) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

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.

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

DEWAYNE CAIN, Individually  
and for E V S R (D) LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me on this day personally appeared DEWAYNE CAIN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

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

APPROVED

I hereby certify that the above and foregoing plat of DC ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall City Secretary City of Rockwall

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

FINAL PLAT  
DC ADDITION  
LOTS 1 & 2, BLOCK A

22.27 ACRES OR 969,920 S.F.  
( 1 LOT )  
WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊗ TELEPHONE CABLE WIRE	⊗ POWER POLE
⊗ GAS METER	⊗ FIRE HYDRANT
⊗ TEL. POLE	⊗ LIGHT POLE
⊗ ELEC. BOX	⊗ WATER METER
⊗ ELEC. JUNCTION BOX	⊗ AIR COND. UNIT
⊗ FENCE	⊗ PROPAANE TANK
⊗ EASEMENT LINE	⊗ PROPERTY LINES

OWNER:  
DEWAYNE CAIN  
P.O. BOX 1119  
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE Tracy@hdfetty.com

SURVEY DATE DECEMBER 5, 2018  
SCALE 1" = 100' FILE # 2018/20010034  
CLIENT CAIN





# 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:** March 15, 2021  
**APPLICANT:** Dewayne Cain; *EVSR (D), LLC*  
**CASE NUMBER:** P2021-004; *Final Plat for Lots 1 & 2, Block A, DC Addition*

---

### SUMMARY

Consider a request by Dewayne Cain of EVSR (D), LLC for the approval of a Final Plat for Lots 1 & 2, Block A, DC Addition being a 22.27-acre tract of land identified as Tracts 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 Cornelius Road, and take any action necessary.

### PLAT INFORMATION

- The purpose of this request is to Final Plat a 22.27-acre tract of land (*i.e. Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72*) into two (2) parcels of land to facilitate the construction of a single-family home on the proposed *Lot 2, Block A*. According to the Rockwall Central Appraisal District (RCAD), currently situated on the tract of land -- *on the area that is designated as Lot 1, Block A on the proposed Final Plat* -- is a 1,104 SF single-family home. As part of the Final Plat, a portion of Cornelius Road is required to be dedicated.
- The subject property was annexed into the City of Rockwall on January 4, 2010 by *Ordinance No. 10-01*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 3, 2019 City Council approved a Specific Use Permit (SUP) [*Ordinance No. 19-23; Case No. Z2019-010*] allowing for a guest quarters and agricultural accessory building.
- On March 2, 2021, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
  - (1) The property owner shall pay pro-rata equipment fees of \$577.00 (*i.e. \$577.00 x 1 Lot*), which will be due prior to the issuance of a building permit.
  - (2) The property owner shall pay cash-in-lieu of land fees of \$609.00 (*i.e. \$609.00 x 1 Lot*), which will be due prior to the issuance of a building permit.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by 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 Final 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 below, this Final Plat is in substantial compliance with the requirements of Chapter 38, *Subdivision*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lots 1 & 2, Block A, DC 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 subdivision plat;
- (2) The subdivision of land shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this *Final 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 March 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 5-0, with Commissioners Deckard and Womble absent.



# 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> Paid 2/9/21 OK 6782
- 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: 700 & 800 Blocks of Cornelius Road Rockwall, Tx. 75027

SUBDIVISION: LOT BLOCK

GENERAL LOCATION: ON Cornelius Road BETWEEN FM 1141 & FM 549

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

CURRENT ZONING: Agriculture CURRENT USE: Hay Field

PROPOSED ZONING: Residential PROPOSED USE: Home Construction

ACREAGE: 20 ± Acres LOTS [CURRENT]: 1 LOTS [PROPOSED]: 2

**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: EVSR (D) LLC (Dewayne Cain)  APPLICANT: SAME AS OWNER

CONTACT PERSON: DEWAYNE CAIN CONTACT PERSON:

ADDRESS: 305 Stonebridge Dr. ADDRESS:

CITY, STATE & ZIP: Rockwall, Tx. 75027 CITY, STATE & ZIP:

PHONE: 214-533-8641 PHONE:

E-MAIL: DewayneCain25@gmail.com E-MAIL:

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dewayne Cain [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 \$ 745.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9th DAY OF FEBRUARY, 2021. 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."

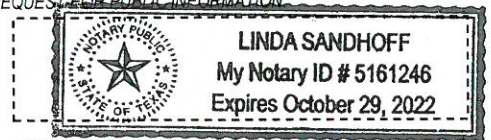
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF February, 2021.

OWNER'S SIGNATURE

*Dewayne Cain*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


*Linda Sandhoff*



MY COMMISSION EXPIRES



0 160 320 640 960 1,280 Feet

P2021-004- LOTS 1 & 2, BLOCK A, DC ADDITION  
FINAL PLAT - LOCATION MAP = 



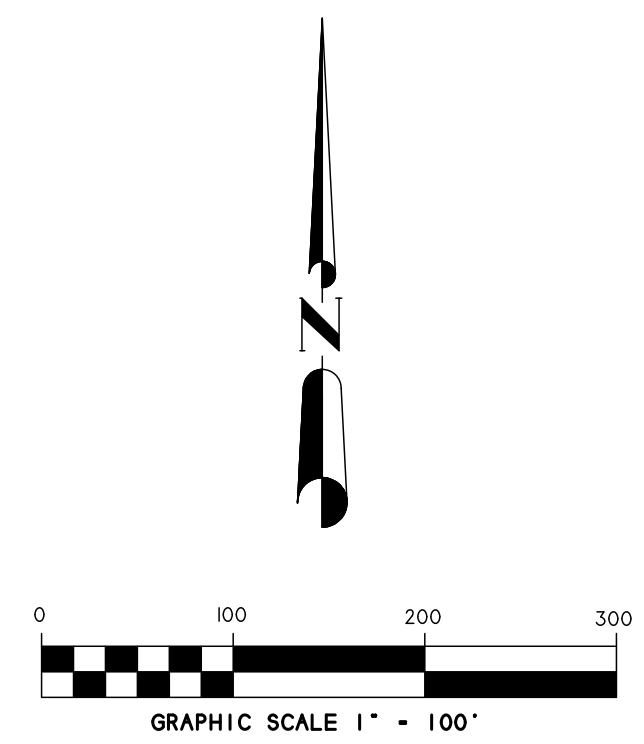
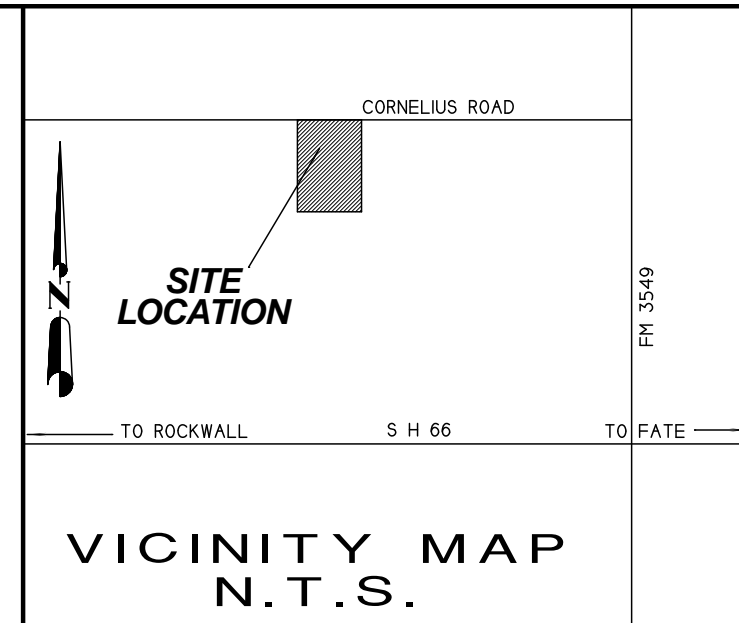
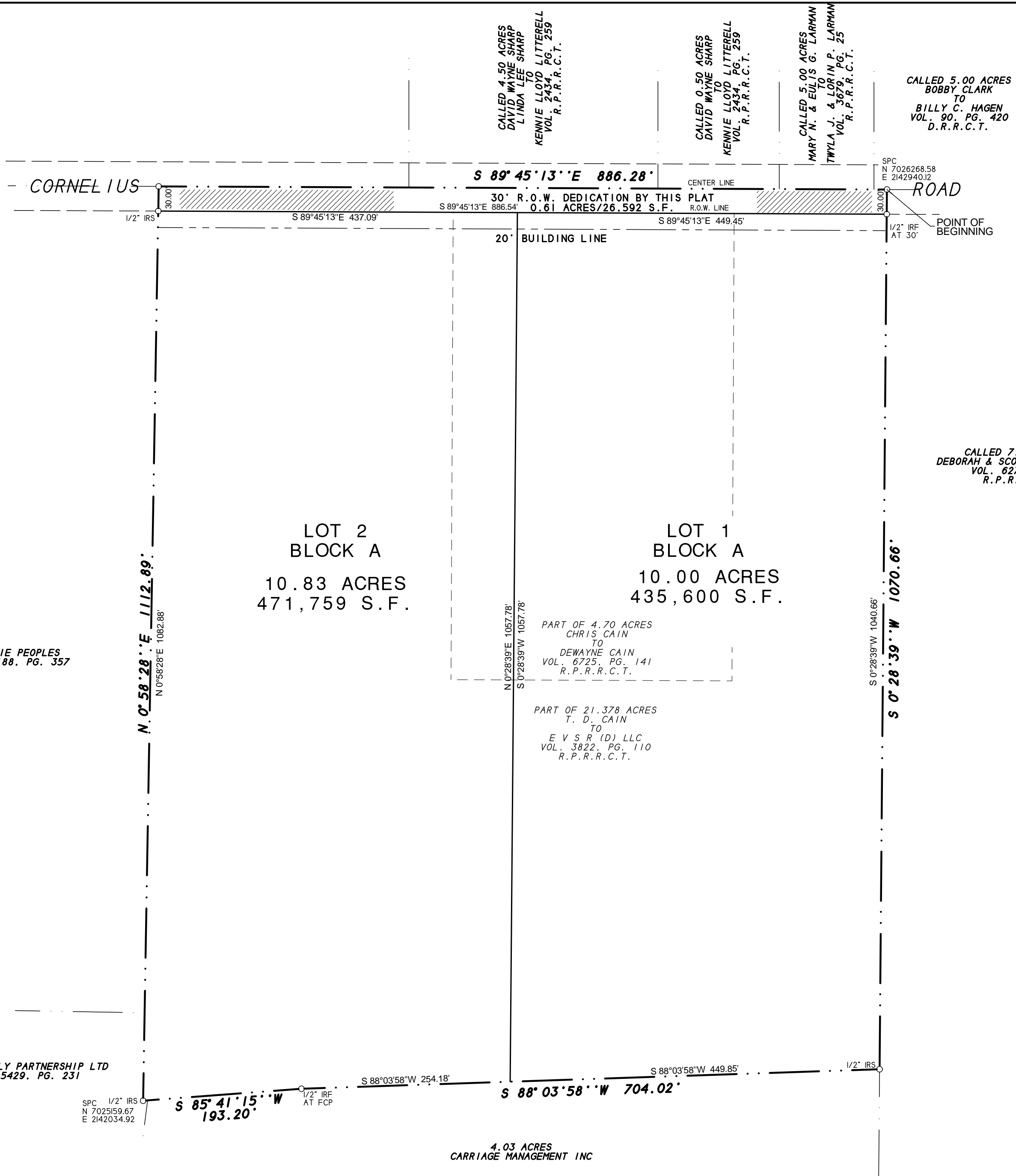
# City of Rockwall

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.







DONNIE PEOPLES  
VOL. 188, PG. 357

CAIN FAMILY PARTNERSHIP LTD  
VOL. 5429, PG. 231

SPC 1/2" IRS  
N 7025159.67  
E 2142034.92

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0035L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4.03 ACRES  
CARRIAGE MANAGEMENT INC

FINAL PLAT  
**DC ADDITION**  
LOTS 1 & 2, BLOCK A  
22.27 ACRES OR 969,920 S.F.  
( 1 LOT )  
WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
DEWAYNE CAIN  
P.O. BOX 1119  
ROCKWALL, TEXAS 75087

**H.D. Fetty Land Surveyor, LLC**  
Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SYMBOL LEGEND	
	TV
	CABLE
	ELECTRIC
	METER
	SUBSURFACE
	JUNCTION BOX
	WATER
	PETER
	LIGHT
	POLE
	CORNER
	IRON ROD FOUND
	I
	CONCRETE
	EASEMENT LINE
	PROPE
	AIR
	TANK

SURVEY DATE DECEMBER 5, 2018  
SCALE 1" = 100' FILE # 2018/20010034  
CLIENT CAIN







DATE: 03/17/2021

TO: Dewayne Cain  
305 Stonebridge Drive  
Rockwall, TX 75087

FROM: Henry Lee  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75098

SUBJECT: P2021-004; DC Addition (Final Plat)

Dewayne Cain:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by City Council (CC) on 03/15/2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

The subdivision of land shall adhere to the recommendations of the Parks and Recreation Board; and,

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 March 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Consent Agenda by a vote of 5-0, with Commissioners Deckard and Womble absent.

City Council

On March 15, 2021, the City Council approved a motion to approve the final plat with the conditions of approval by a vote of 7-0.

Should you have any questions or concerns regarding your platting case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee", is written over a white background.

Henry Lee  
Planner