

# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2022-020 P&Z DATE 05/10/22 CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_

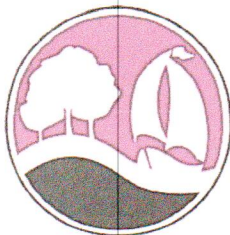
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-020

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 *Legal A0187 J Strickland, A0190 J Simmons, A003DTR BACT 7-1*

SUBDIVISION *None*

LOT

BLOCK

GENERAL LOCATION *John King Blvd - across from Breezy Hill*

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

CURRENT ZONING *PD50*

CURRENT USE *AG*

PROPOSED ZONING *SFE*

PROPOSED USE *SFE*

ACREAGE *44.52*

LOTS [CURRENT] *0*

LOTS [PROPOSED] *4*

**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 *Smith Family Acres, LLC*

APPLICANT *Heather Cullins*

CONTACT PERSON *Shirley Smith*

CONTACT PERSON *David Stubblefield / Stewart Stokes*

ADDRESS *800 Eagle Pass*

ADDRESS *401 Country Ridge Road*

CITY, STATE & ZIP *Heath, TX 75032*

CITY, STATE & ZIP *Rockwall, TX 75087*

PHONE *214-244-4336*

PHONE *972-849-8136*

E-MAIL *shirleylsmith25@yahoo.com*

E-MAIL *heather.cullins@gmail.com*

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Heather Cullins* [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 \$ *867.80* TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE *14<sup>th</sup>* DAY OF *April*, 20*22*. 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 *14* DAY OF *April*, 20*22*.

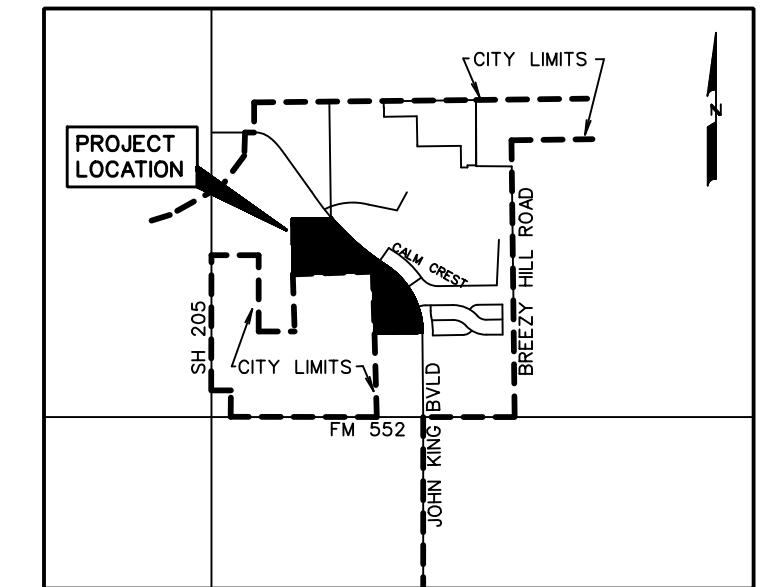
OWNER'S SIGNATURE

*Heather Cullins*  
*Shirley L. Smith*  
*David Stubblefield*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

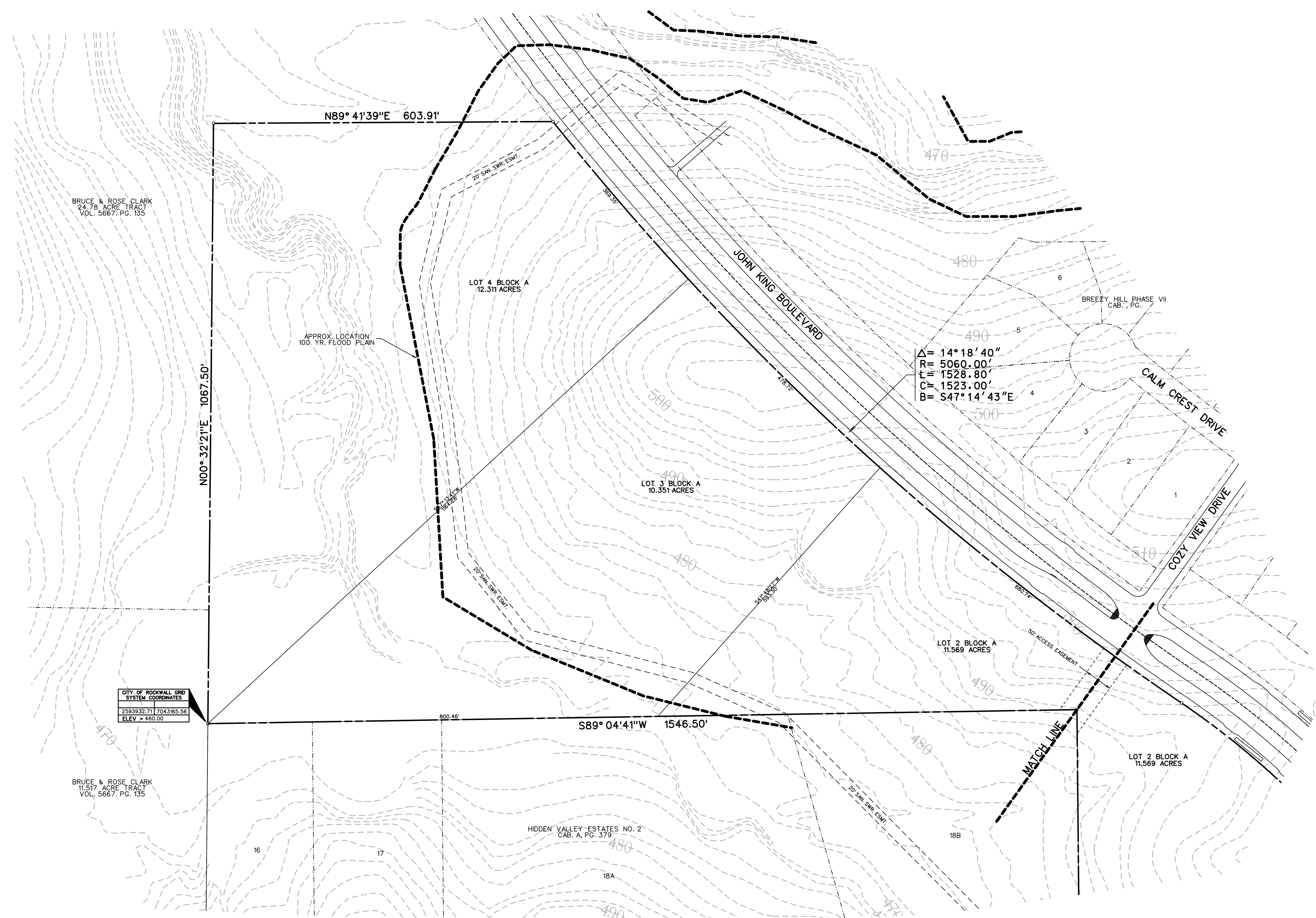


MY COMMISSION EXPIRES *June 19, 2024*



LOCATION MAP  
N.T.S.

0 50 100 200  
SCALE: 1" = 100'



CITY OF ROCKWALL GRID  
SYSTEM COORDINATES  
EASTING: 711704.3165, 56  
ELEV: 480.00

BRUCE & ROSE CLARK  
24.78 ACRE TRACT  
VOL. 5667, PG. 153

BRUCE & ROSE CLARK  
11.517 ACRE TRACT  
VOL. 5667, PG. 135

HIDDEN VALLEY ESTATES NO. 2  
CAB. A, PG. 379

BREEZY HILL PHASE VII  
CAB. T, PG.

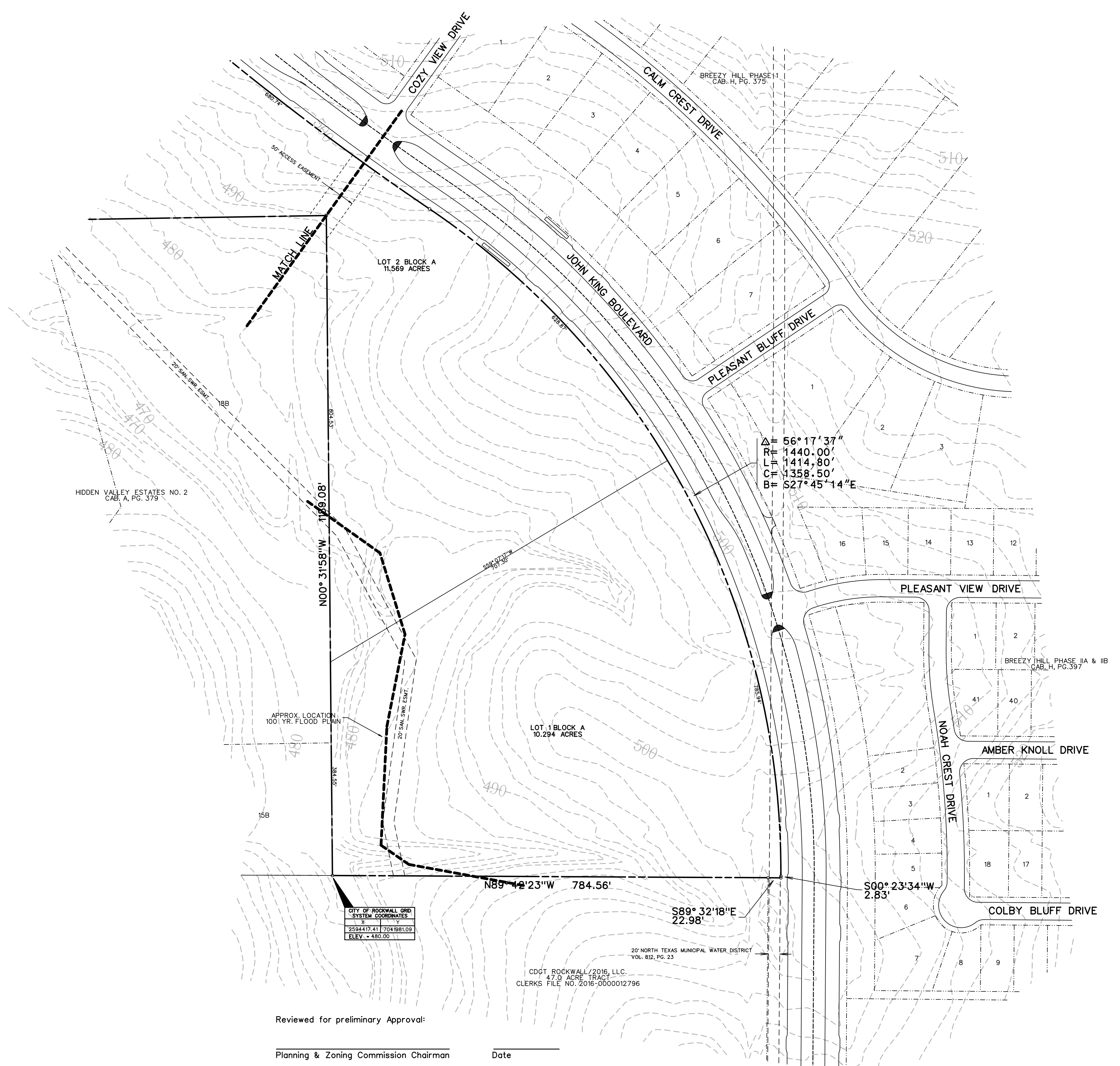
PRELIMINARY PLAT  
OF  
????  
LOTS 1-4, BLOCK A  
BEING 44.525 ACRES  
OUT OF THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
SMITH FAMILY ACRES, LLC.  
800 EAGLE PASS  
HEATH, TEXAS 75032

Zoning: Planned Development District (PD-74)

TOTAL ACRES	44.525
TOTAL ESTATE LOTS	4
DENSITY	11.131

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

APRIL 2022 SCALE 1" = 100'



CITY OF ROCKWALL GRID SYSTEM COORDINATES  
2594417.41 7041881.09  
ELEV. = 480.00

CDGT, ROCKWALL, 2016, L.L.C.  
47.9 ACRES TRACT  
CLERKS FILE NO. 2016-000012796

PRELIMINARY PLAT  
OF  
????  
LOTS 1-4, BLOCK A  
BEING 44.525 ACRES  
OUT OF THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
SMITH FAMILY ACRES, L.L.C.  
800 EAGLE PASS  
HEATH, TEXAS 75032

Reviewed for preliminary Approval:  
\_\_\_\_\_  
Planning & Zoning Commission Chairman      Date

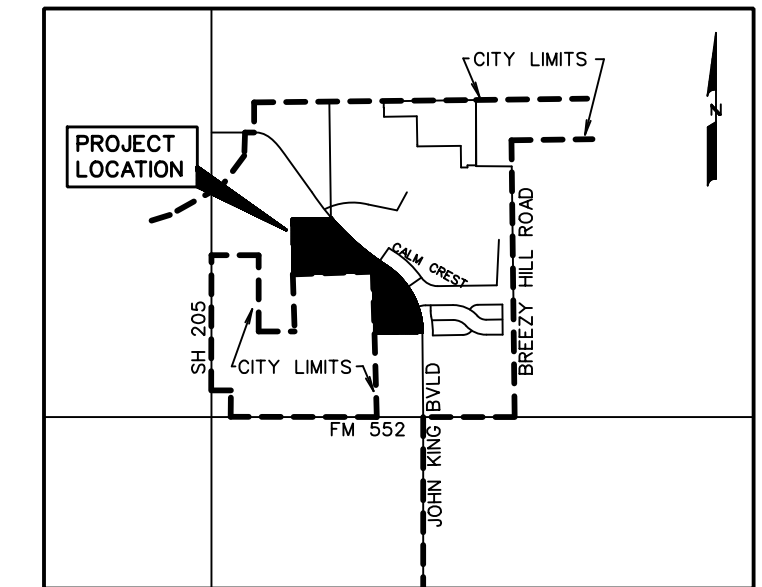
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the \_\_\_\_\_ of \_\_\_\_\_, 2022.  
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

Zoning: Planned Development District (PD-74)  
TOTAL ACRES 44.525  
TOTAL ESTATE LOTS 4  
DENSITY 11.131

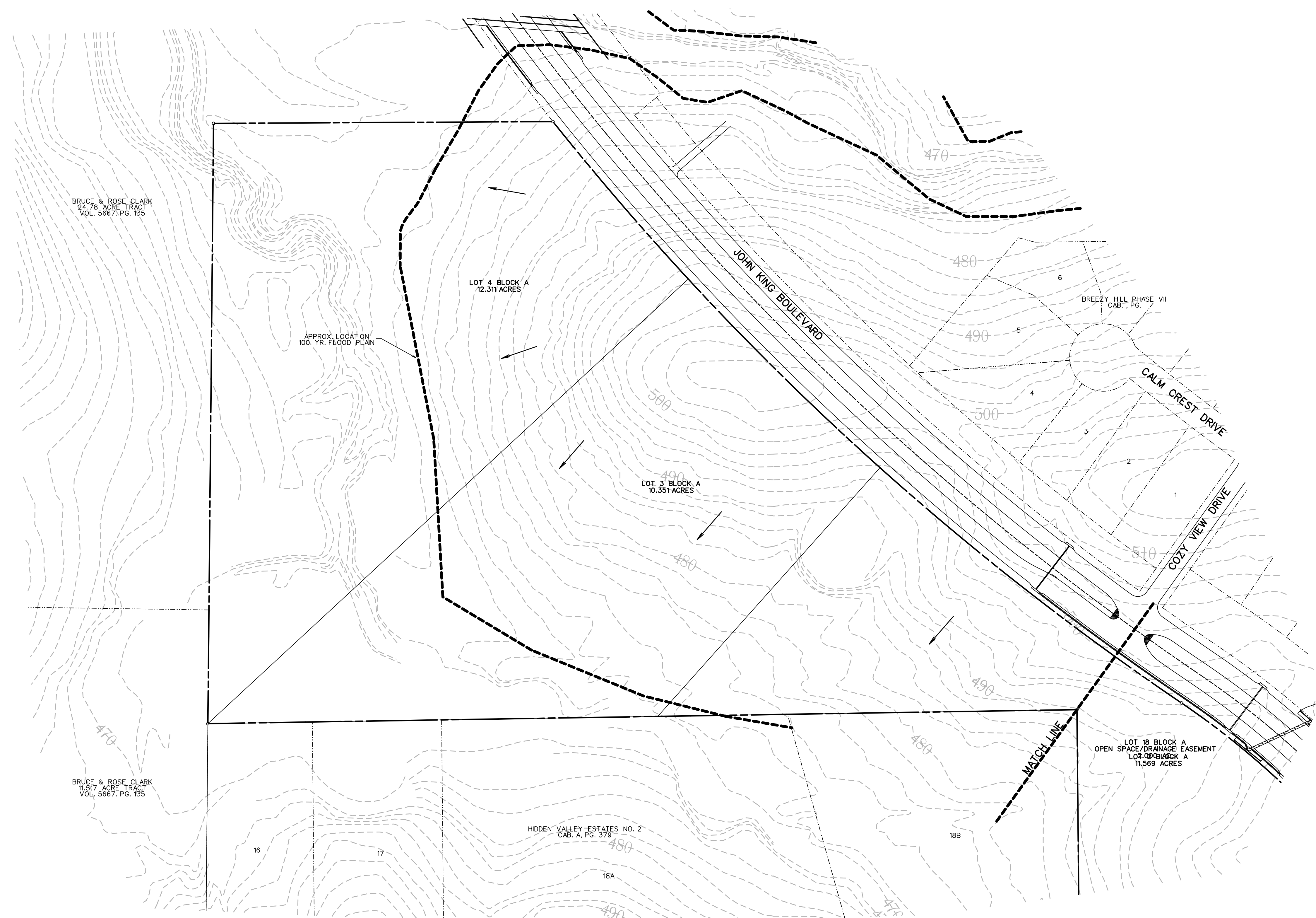
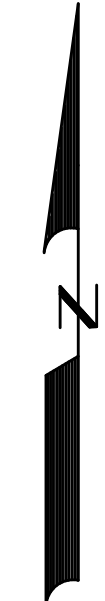
PREPARED BY  
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ALLEN, TEXAS 75013  
972-396-1200

APRIL 2022      SCALE 1" = 100'



LOCATION MAP  
N.T.S.

0 50 100 200  
SCALE: 1" = 100'



BRUCE & ROSE CLARK  
24.78 ACRE TRACT  
VOL. 5667, PG. 153

BRUCE & ROSE CLARK  
11.517 ACRE TRACT  
VOL. 5667, PG. 135

LOT 4 BLOCK A  
12.311 ACRES

LOT 3 BLOCK A  
10.351 ACRES

BREEZY HILL PHASE VII  
CAB. PG.

HIDDEN VALLEY ESTATES NO. 2  
CAB. A, PG. 379

LOT 18 BLOCK A  
OPEN SPACE/DRAINAGE EASEMENT  
LOT 18 BLOCK A  
11.569 ACRES

PRELIMINARY  
DRAINAGE PLAN  
OF  
**BREEZY HILL ESTATES**  
LOTS 1-4, BLOCK A  
BEING 44.525 ACRES  
OUT OF THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
SMITH FAMILY ACRES, LLC.  
800 EAGLE PASS  
HEATH, TEXAS 75032

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

APRIL 2022 SCALE 1" = 100'

0 50 100 200  
SCALE: 1" = 100'



PRELIMINARY  
DRAINAGE PLAN  
OF  
**BREEZY HILL ESTATES**  
LOTS 1-4, BLOCK A  
BEING 44.525 ACRES  
OUT OF THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187  
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800 EAGLE PASS  
HEATH, TEXAS 75032

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

APRIL 2022 SCALE 1" = 100'

20' NORTH TEXAS MUNICIPAL WATER DISTRICT  
VOL. 812, PG. 23  
CDGT, ROCKWALL / 2016, L.L.C.  
47.9 ACRES TRACT  
CLERKS FILE NO. 2016-0000012796

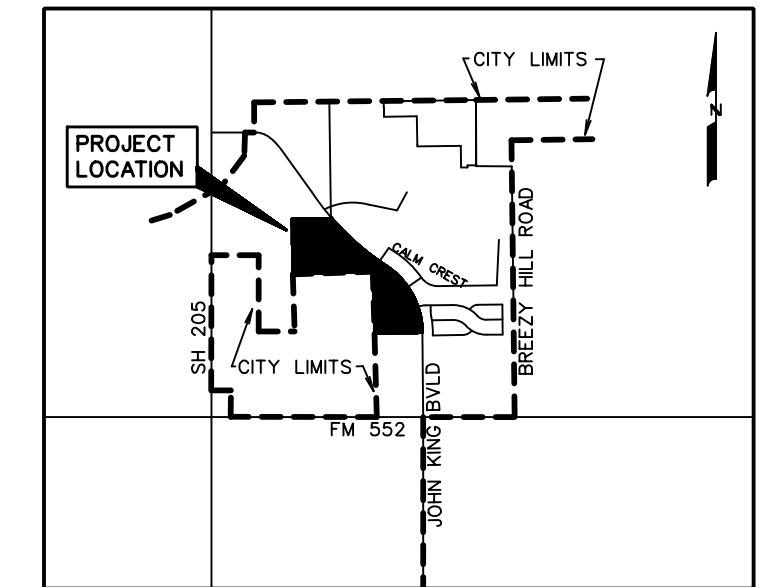
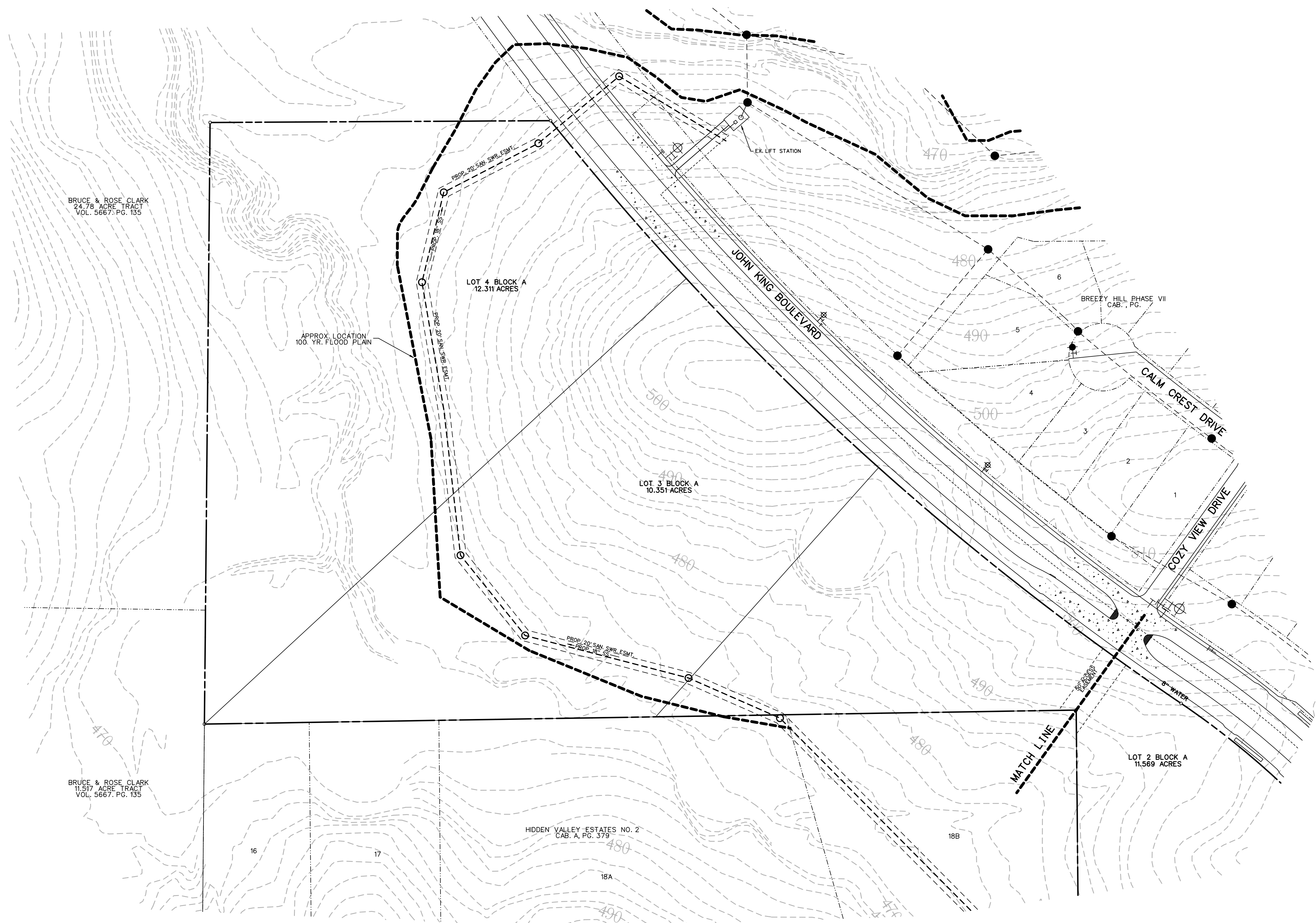
HIDDEN VALLEY ESTATES NO. 2  
CAB. A, PG. 379

BREEZY HILL PHASE 1  
CAB. H, PG. 375

BREEZY HILL PHASE IIA & IIB  
CAB. H, PG. 397



0 50 100 200  
SCALE: 1" = 100'



LOCATION MAP  
N.T.S.

**LEGEND**

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

BRUCE & ROSE CLARK  
24.78 ACRE TRACT  
VOL. 5667, PG. 153

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LOT 4 BLOCK A  
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CAB. A, PG. 379

PRELIMINARY  
WATER & SANITARY PLAN  
OF  
**BREEZY HILL ESTATES**  
LOTS 1-4, BLOCK A  
BEING 44.525 ACRES  
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J. STRICKLAND SURVEY, ABSTRACT NO. 187  
IN THE  
CITY OF ROCKWALL  
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OWNER  
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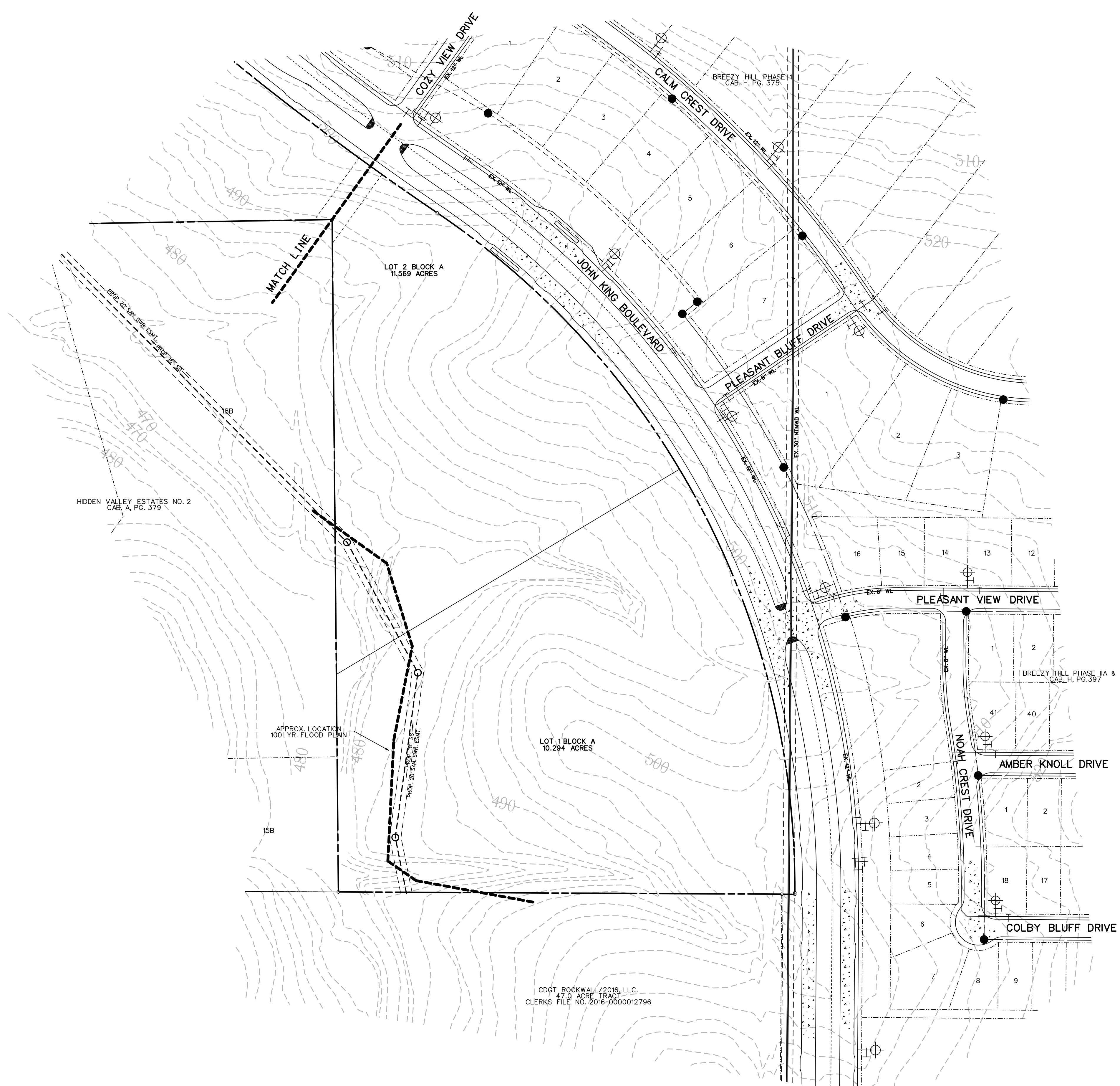
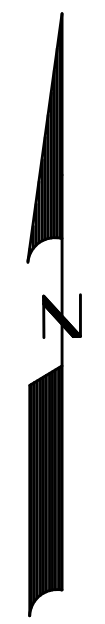
Zoning: Planned Development District (PD-74)

TOTAL ACRES	44.525
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200 W. BELMONT, SUITE E  
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APRIL 2022 SCALE 1" = 100'

0 50 100 200  
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CDGT, ROCKWALL, 2016, LLC.  
47.0 ACRE TRACT  
CLERKS FILE NO. 2016-000012796

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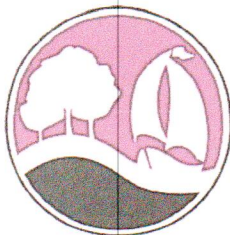
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APRIL 2022 SCALE 1" = 100'





# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
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STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-020

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CITY ENGINEER:

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

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- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
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### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Legal A0187 J Strickland, A0190 J Simmons, A003DTR BACT 7-1

SUBDIVISION None LOT BLOCK

GENERAL LOCATION John King Blvd - across from Breezy Hill

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

CURRENT ZONING PD50 CURRENT USE AG

PROPOSED ZONING SFE PROPOSED USE SFE

ACREAGE 44.52 LOTS [CURRENT] 0 LOTS [PROPOSED] 4

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OWNER Smith Family Acres, LLC  APPLICANT Heather Cullins

CONTACT PERSON Shirley Smith CONTACT PERSON David Stubblefield / Stewart Stokes

ADDRESS 800 Eagle Pass ADDRESS 401 Country Ridge Road

CITY, STATE & ZIP Heath, TX 75032 CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-244-4336 PHONE 972-849-8136

E-MAIL shirleylsmith25@yahoo.com E-MAIL heather.cullins@gmail.com

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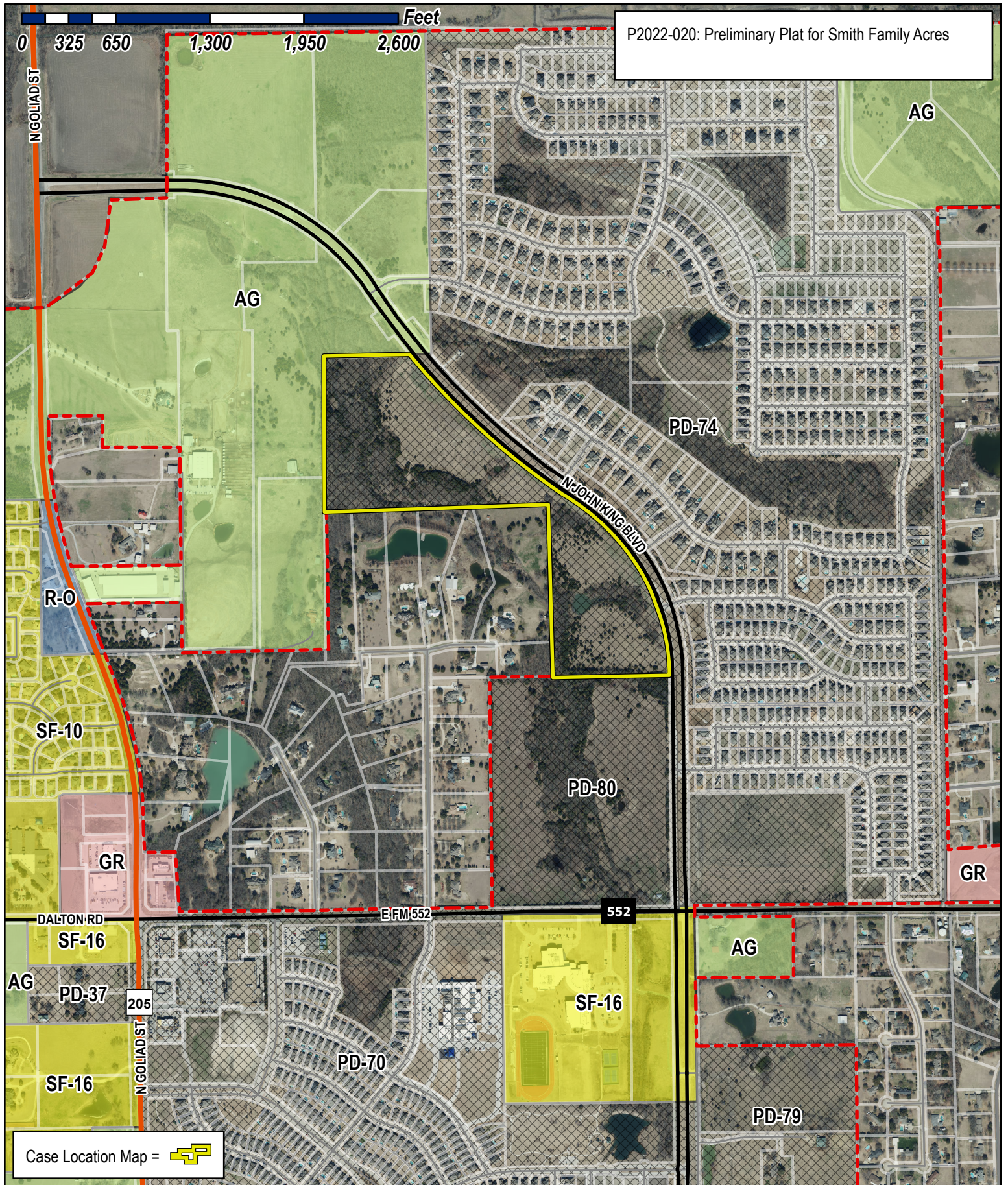
OWNER'S SIGNATURE

Heather Cullins  
Shirley L. Smith  
[Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES June 19, 2024



P2022-020: Preliminary Plat for Smith Family Acres

Case Location Map = 

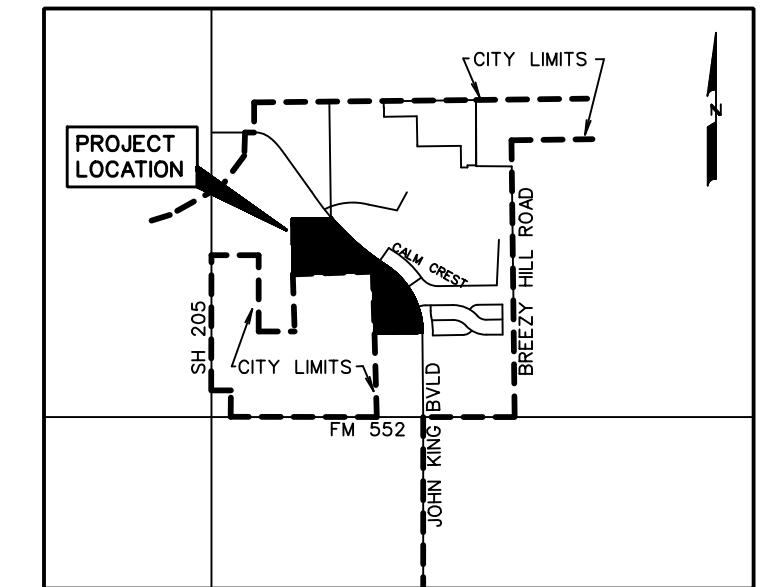


# City of Rockwall

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

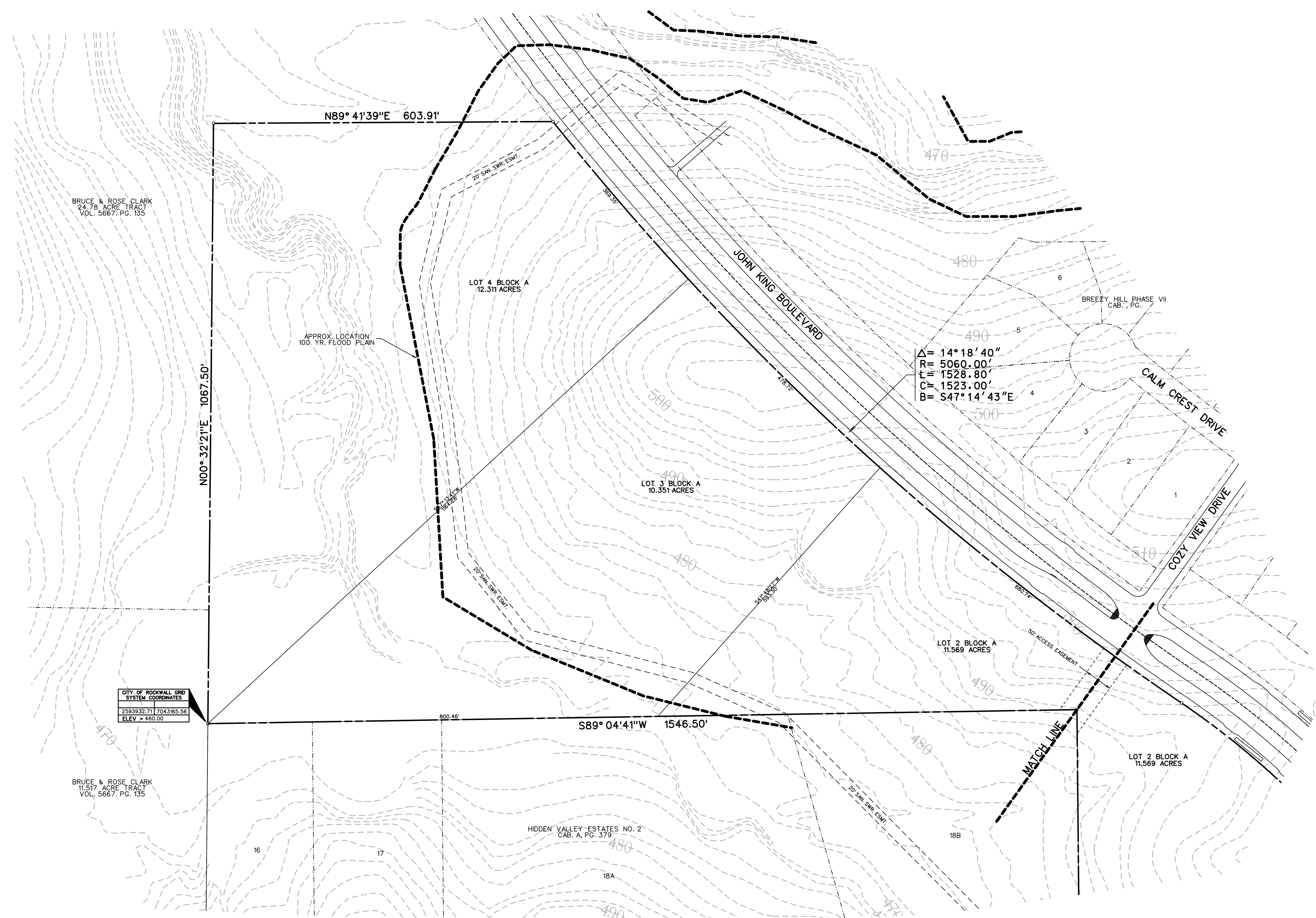
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LOCATION MAP  
N.T.S.

0 50 100 200  
SCALE: 1" = 100'



CITY OF ROCKWALL GRID  
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EASTING: 711704.3165, 56  
ELEV: 480.00

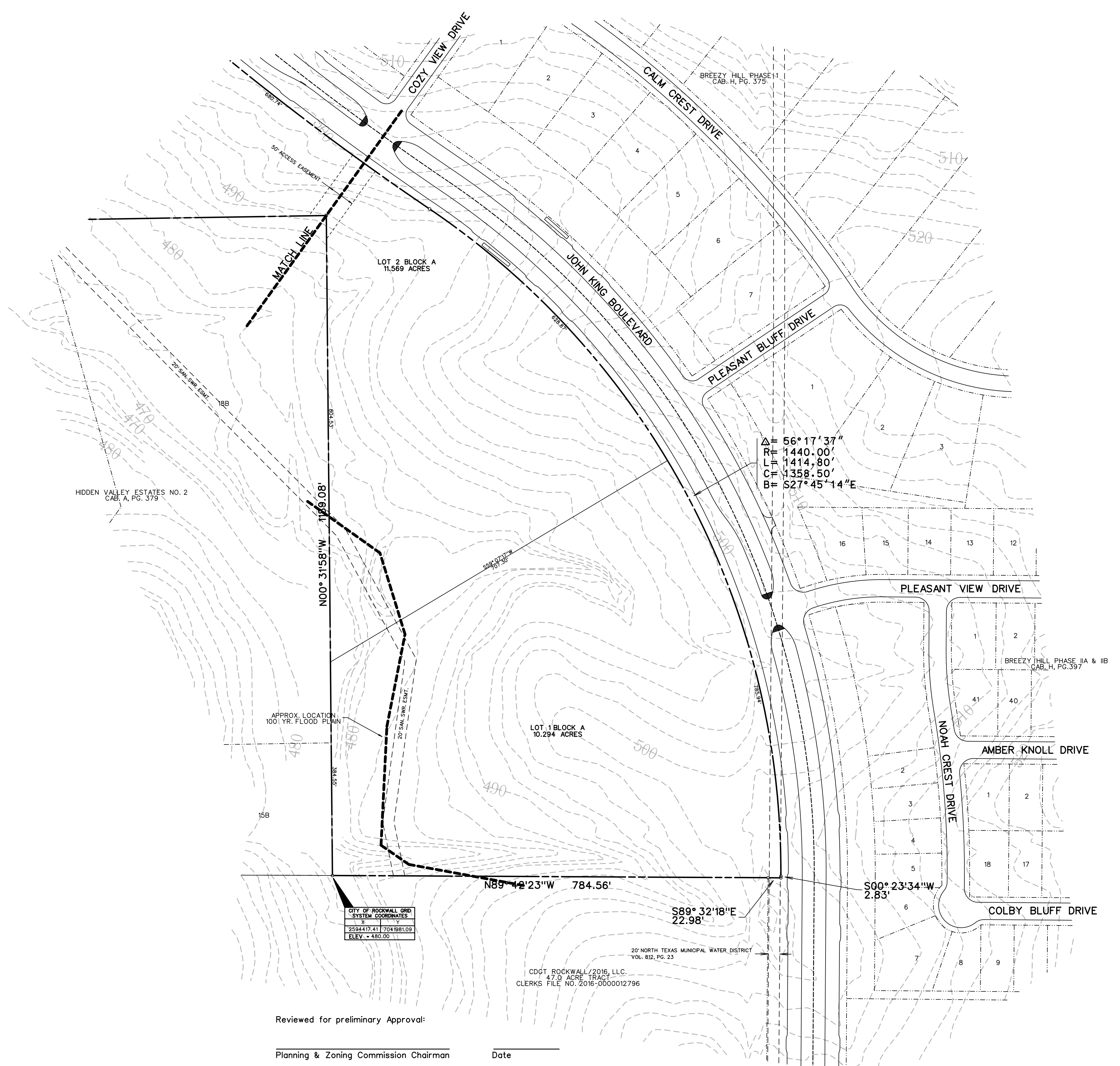
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800 EAGLE PASS  
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Zoning: Planned Development District (PD-74)

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DENSITY	11.131

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

APRIL 2022 SCALE 1" = 100'



Δ = 56° 17' 37"  
R = 1440.00'  
L = 1414.80'  
C = 1358.50'  
B = S27° 45' 14" E

CITY OF ROCKWALL GRID SYSTEM COORDINATES  
2594417.41 7041881.09  
ELEV. = 480.00

CDGT, ROCKWALL, 2016, L.L.C.  
47.0 ACRES TRACT  
CLERKS FILE NO. 2016-000012796

20' NORTH TEXAS MUNICIPAL WATER DISTRICT  
VOL. 812, PG. 23

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the \_\_\_\_\_ of \_\_\_\_\_, 2022.

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.

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

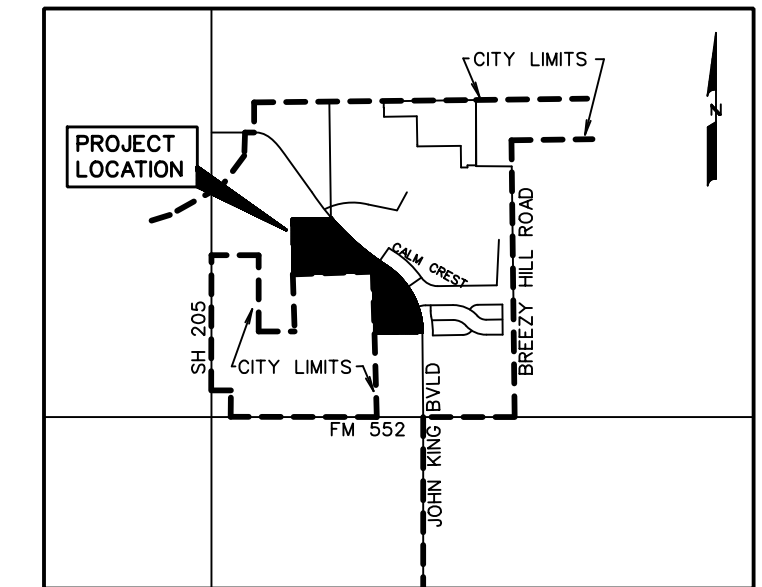
Zoning: Planned Development District (PD-74)

TOTAL ACRES	44.525
TOTAL ESTATE LOTS	4
DENSITY	11.131

PRELIMINARY PLAT  
OF  
????  
LOTS 1-4, BLOCK A  
BEING 44.525 ACRES  
OUT OF THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
SMITH FAMILY ACRES, L.L.C.  
800 EAGLE PASS  
HEATH, TEXAS 75032

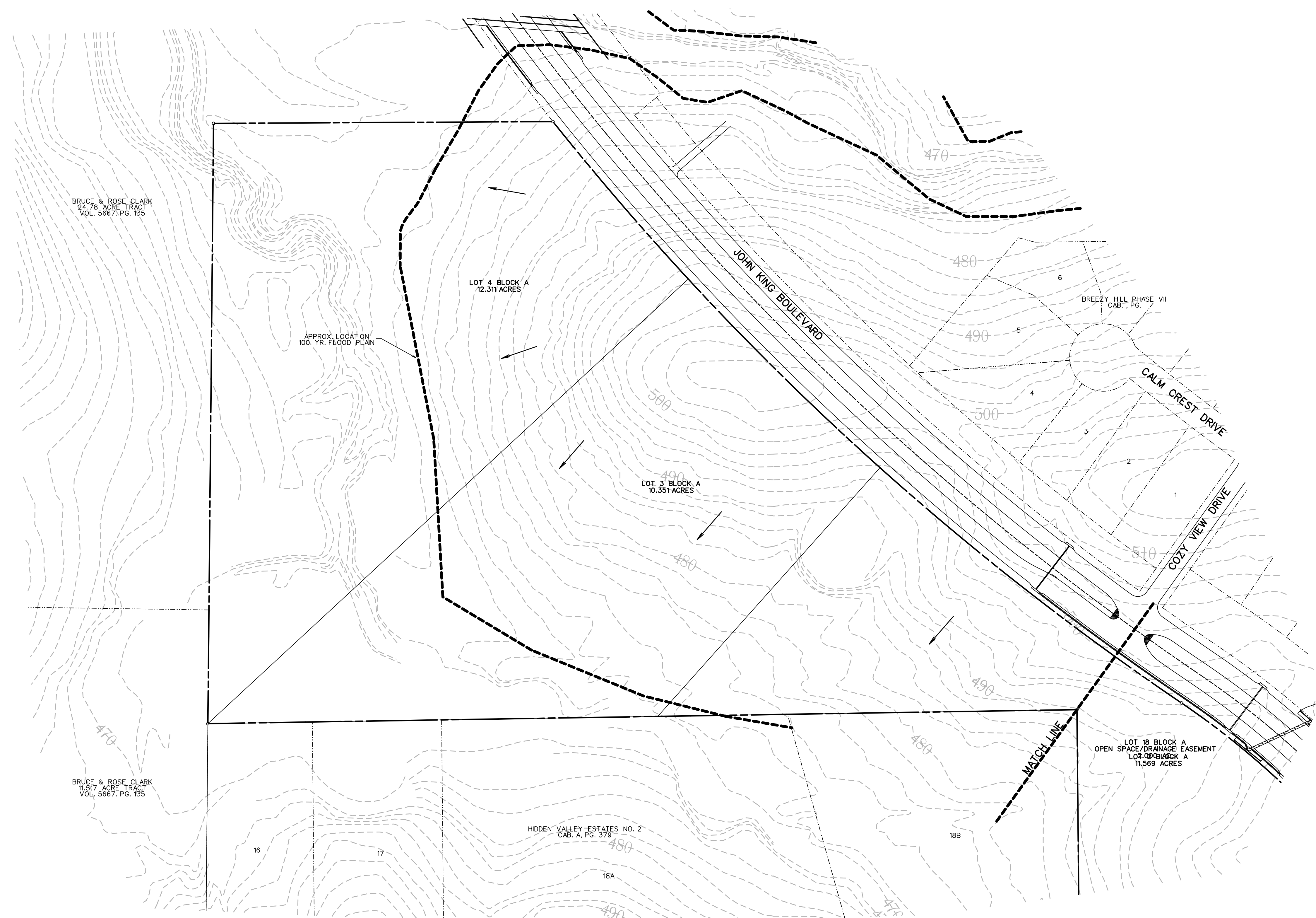
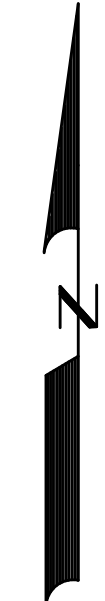
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

APRIL 2022 SCALE 1" = 100'



LOCATION MAP  
N.T.S.

0 50 100 200  
SCALE: 1" = 100'



BRUCE & ROSE CLARK  
24.78 ACRE TRACT  
VOL. 5667, PG. 153

BRUCE & ROSE CLARK  
11.517 ACRE TRACT  
VOL. 5667, PG. 135

LOT 4 BLOCK A  
12.311 ACRES

LOT 3 BLOCK A  
10.351 ACRES

BREEZY HILL PHASE VII  
C&G, P.G.

HIDDEN VALLEY ESTATES NO. 2  
C&G, P.G. 379

LOT 18 BLOCK A  
OPEN SPACE/DRAINAGE EASEMENT  
LOT 18 BLOCK A  
11.569 ACRES

PRELIMINARY  
DRAINAGE PLAN  
OF  
**BREEZY HILL ESTATES**  
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20' NORTH TEXAS MUNICIPAL WATER DISTRICT  
VOL. 812, PG. 23  
CDGT, ROCKWALL / 2016, LLC.  
47.9 ACRES TRACT  
CLERKS FILE NO. 2016-0000012796

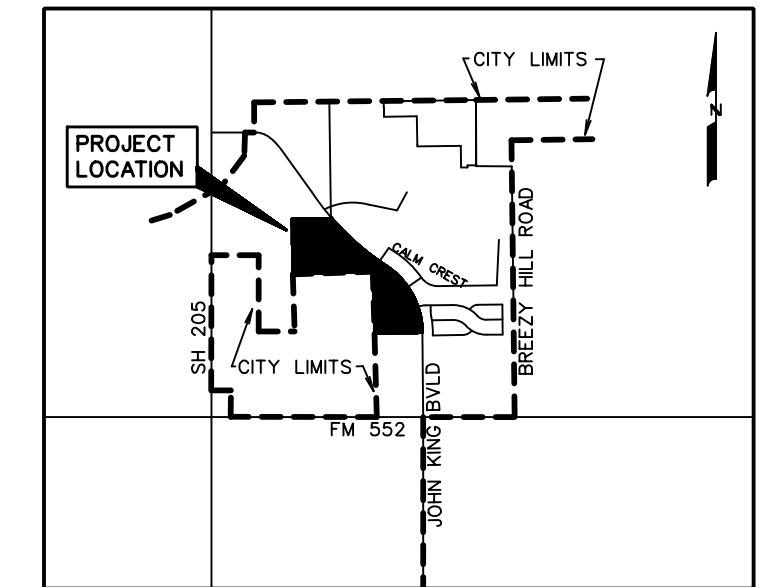
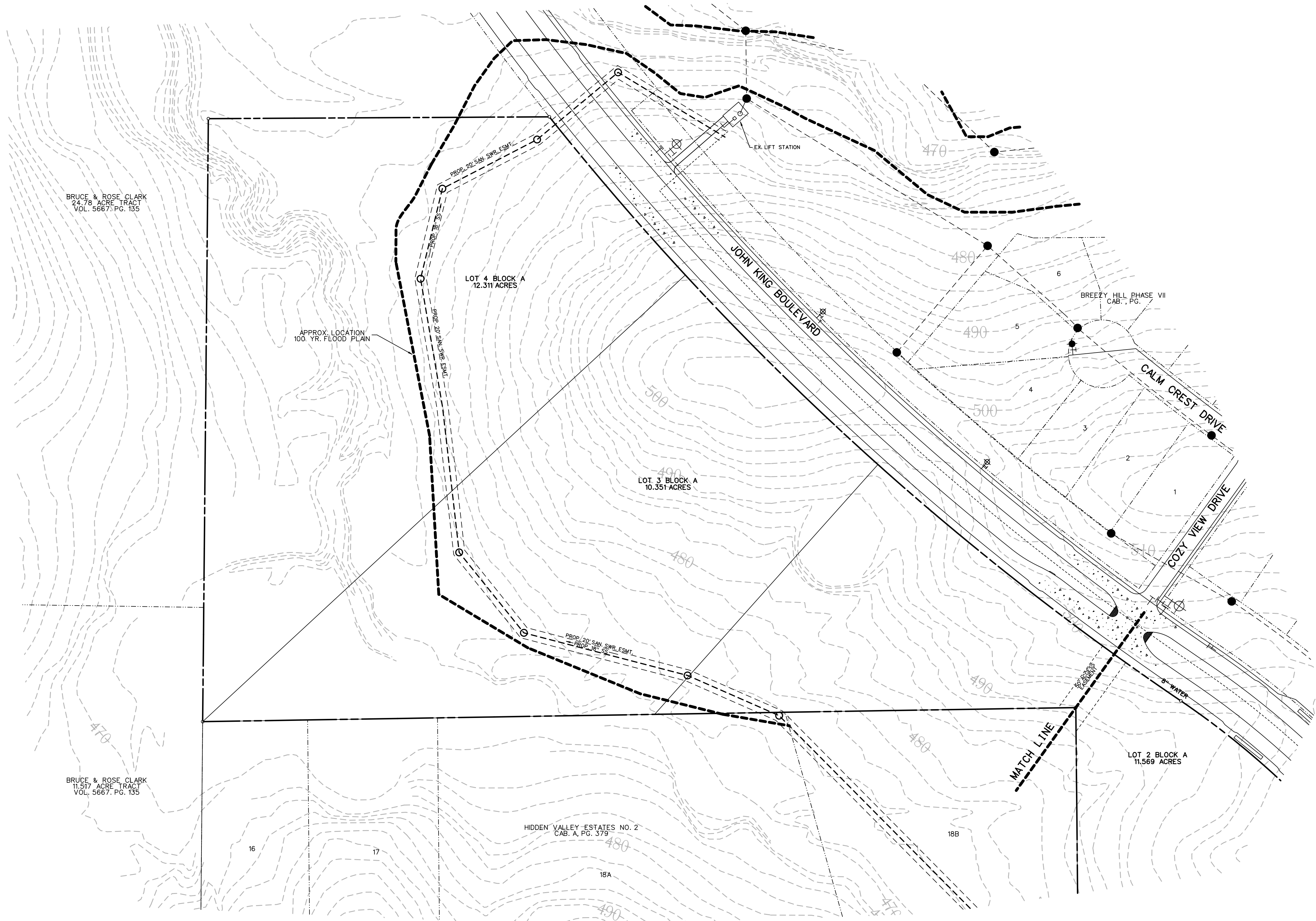
HIDDEN VALLEY ESTATES NO. 2  
CAB. A, PG. 379

BREEZY HILL PHASE 1  
CAB. H, PG. 375

BREEZY HILL PHASE IIA & IIB  
CAB. H, PG. 397



0 50 100 200  
SCALE: 1" = 100'



LOCATION MAP  
N.T.S.

**LEGEND**

- PROP. WATER LINE
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- PROP. GATE VALVE
- PROP. FLUSH VALVE
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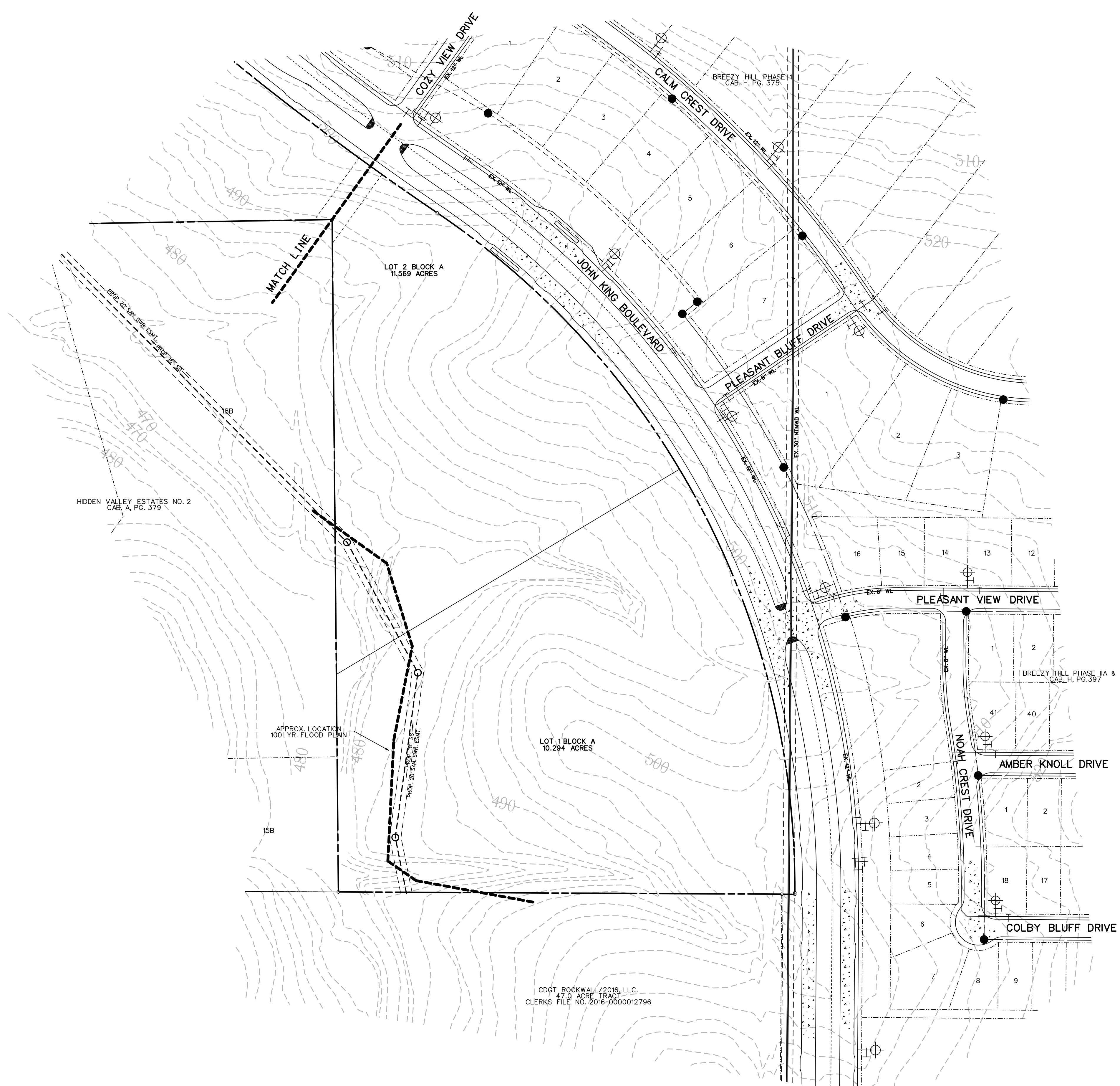
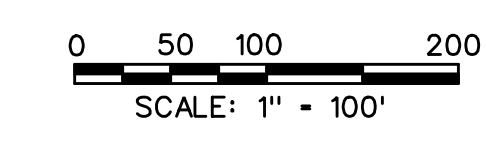
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APRIL 2022 SCALE 1" = 100'



CDGT, ROCKWALL, 2016, LLC.  
47.0 ACRE TRACT  
CLERKS FILE NO. 2016-000012796

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# PROJECT COMMENTS



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

DATE: 4/22/2022

PROJECT NUMBER: P2022-020  
PROJECT NAME: Preliminary Plat for Smith Family Acres  
SITE ADDRESS/LOCATIONS:

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

CASE CAPTION: Discuss and consider a request by Heather Cullins on behalf of Shirley Smith of Smith Family Acres, LLC for the approval of a Preliminary Plat for the Smith Family Acres Subdivision consisting of four (4) single-family residential lots on a 44.525-acre tract of land identified as Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/22/2022	Approved w/ Comments

04/22/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Preliminary Plat for the Smith Family Acres Subdivision consisting of four (4) single-family residential lots on a 44.525-acre tract of land identified as Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (P2022-020) in the lower right-hand corner of all pages on future submittals.
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 74 (PD-74), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.
- I.5 The dwelling unit density is 0.09 not 11.131. (Subsection 04.01, of Article 11, UDC)
- M.6 Indicate a 10-foot utility easement along John King Boulevard. (Subsection 04.01, of Article 11, UDC)
- M.7 Indicate the City of Rockwall city limit. (Subsection 04.01, of Article 11, UDC)
- M.8 Please correct the Title Block to the following: (Subsection 04.01, of Article 11, UDC)

Preliminary Plat  
Smith Family Acres  
Lots 1-4, Block A  
44.525 Acres or 1,939,509.00 Square Feet  
4 Single Family Lots

Situated within  
Tract 7-1 of the  
J. Strickland Survey, Abstract No. 187;  
City of Rockwall, Rockwall County, Texas

M.9 Indicate all of the floodplain. (Subsection 04.01, of Article 11, UDC)

M.10 Indicate the wooded areas. (Subsection 04.01, of Article 11, UDC)

M.11 In the zoning information also include the land use, which is Single-Family 10 (SF-10) District. (Subsection 04.01, of Article 11, UDC)

M.12 Confirm the property ownership of all the adjacent properties. (Subsection 04.01, of Article 11, UDC)

M.13 Please indicate the corner clips. (Subsection 04.01, of Article 11, UDC)

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.

M.15 Please provide one (1) hard copy and a PDF/electronic version for review by staff.

I.16 Please note the scheduled meetings for this case:

Planning & Zoning work session meeting will be held on April 26, 2022.

Planning & Zoning public hearing meeting will be held on May 10, 2022.

Parks Board meeting will be held on May 3, 2022.

City Council regular meeting will be held on May 16, 2022.

I.17 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Needs Review

04/21/2022: - Will need the separate instrument information for the sewer on the other property.

- Need to show proposed water line loop to serve these lots. Not allowed to individually bore each lot under John King.

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Runoff shall not be increase offsite. Detention may be required. If total drainage areas is 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Rational Methods C-value is per zoning type.

- Flood Study is required to define all 100-yr flood plains and if you "touch" the existing floodplain. Review fees apply. See the City Standards of Design for flood study requirements. Will need to define 100-yr water surface elevations in order to develop tract.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Need to show erosion hazard setback. See engineering design standards. Erosion hazard setback will not be in a residential lot.
- No Lot to lot drainage allowed.

Water and Wastewater Items:

- Include proposed water on water/sewer plan.
- Must loop min 8" water line on site from waterline on the other side of John King Blvd.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- 15" trunk sanitary sewer to be installed along creek. Min of 20' San. sew. easement to be dedicated through property. width may vary depending on depth of line.

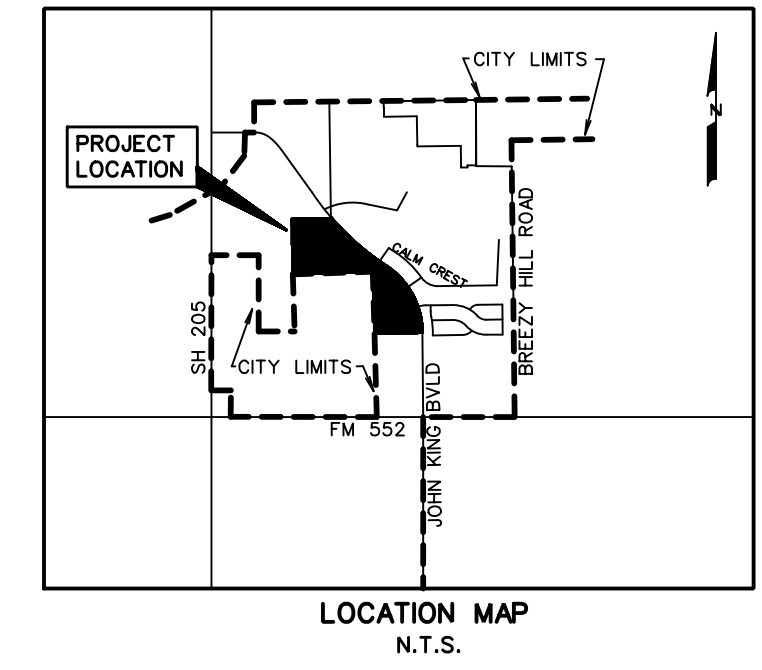
Roadway Paving Items:

- All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be standard curb and gutter style. No asphalt or rock streets.
- Must install alleys at the back of the lots.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Must meet TxDOT Driveway spacing along John King Blvd.
- Depending on land use TIA may be required. Review fees apply.
- Must build a left turn lanes on John King at existing median openings.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	04/22/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved
No Comments			



0 50 100 200  
SCALE: 1" = 100'

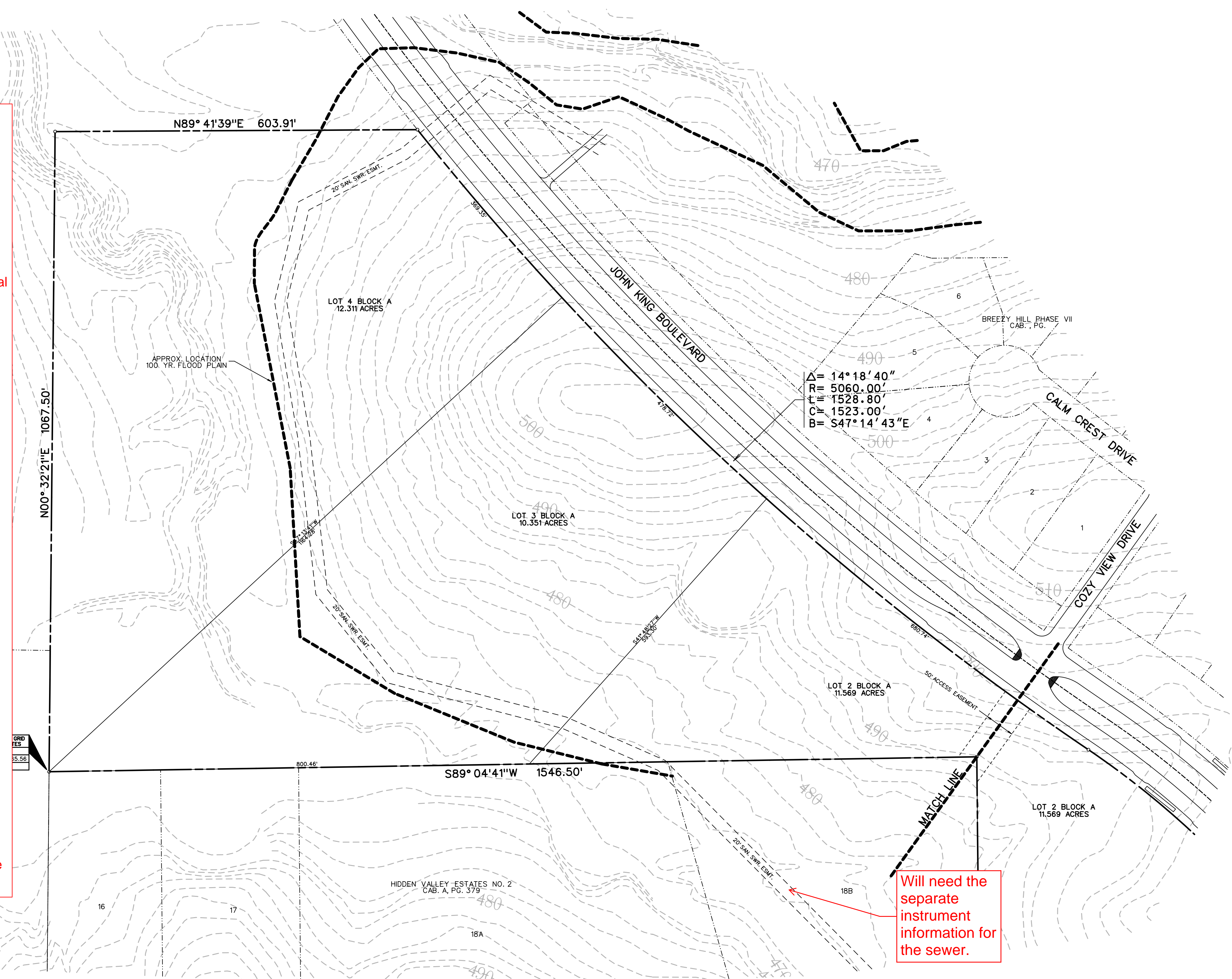
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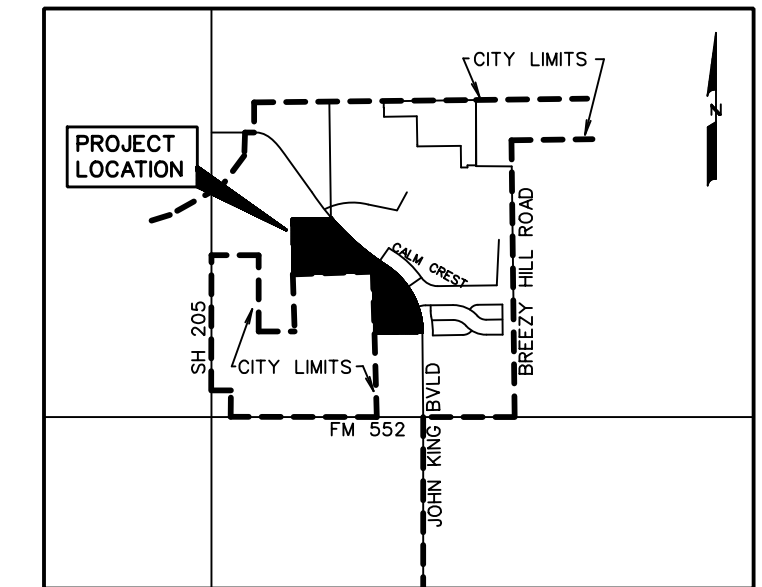
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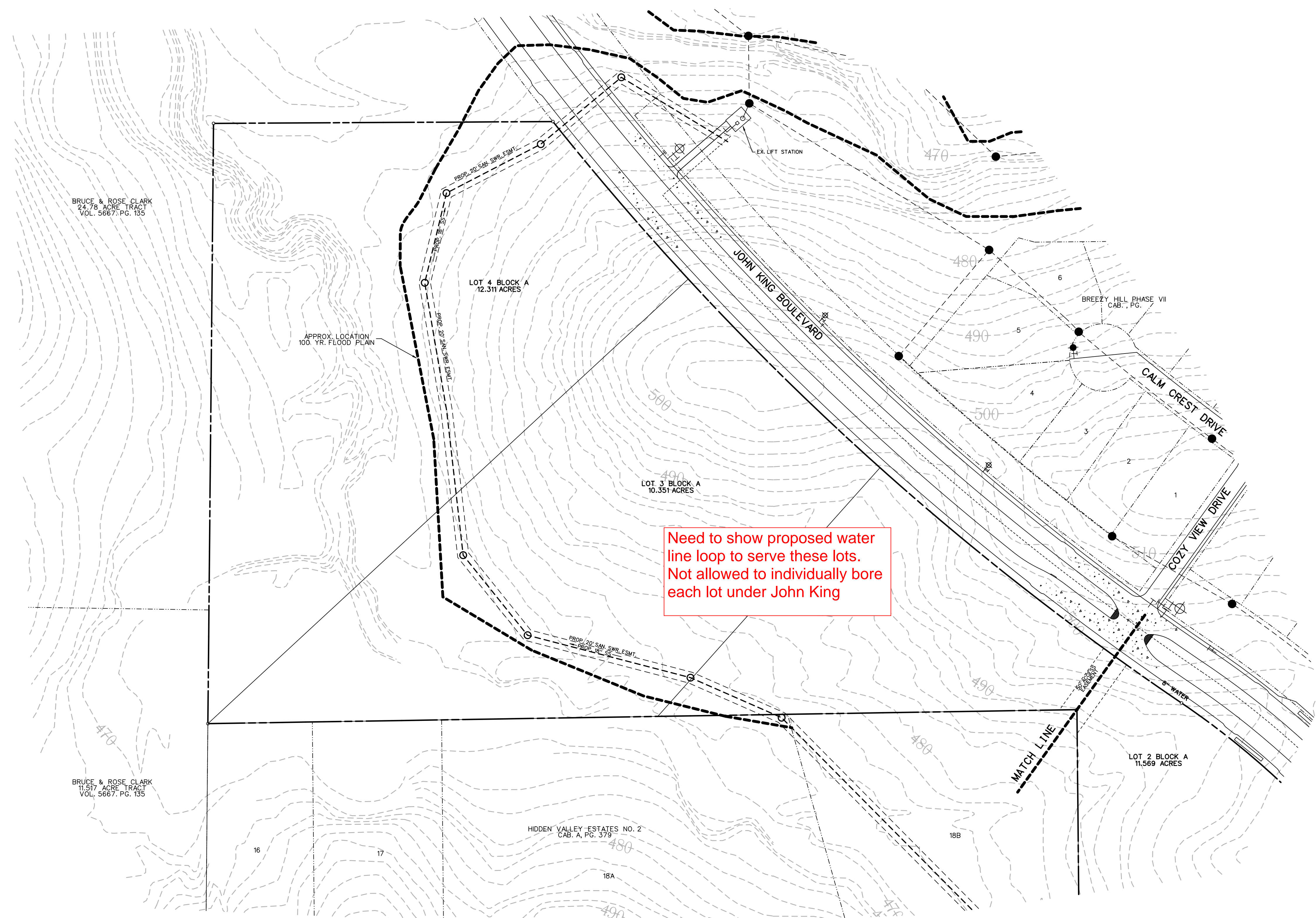
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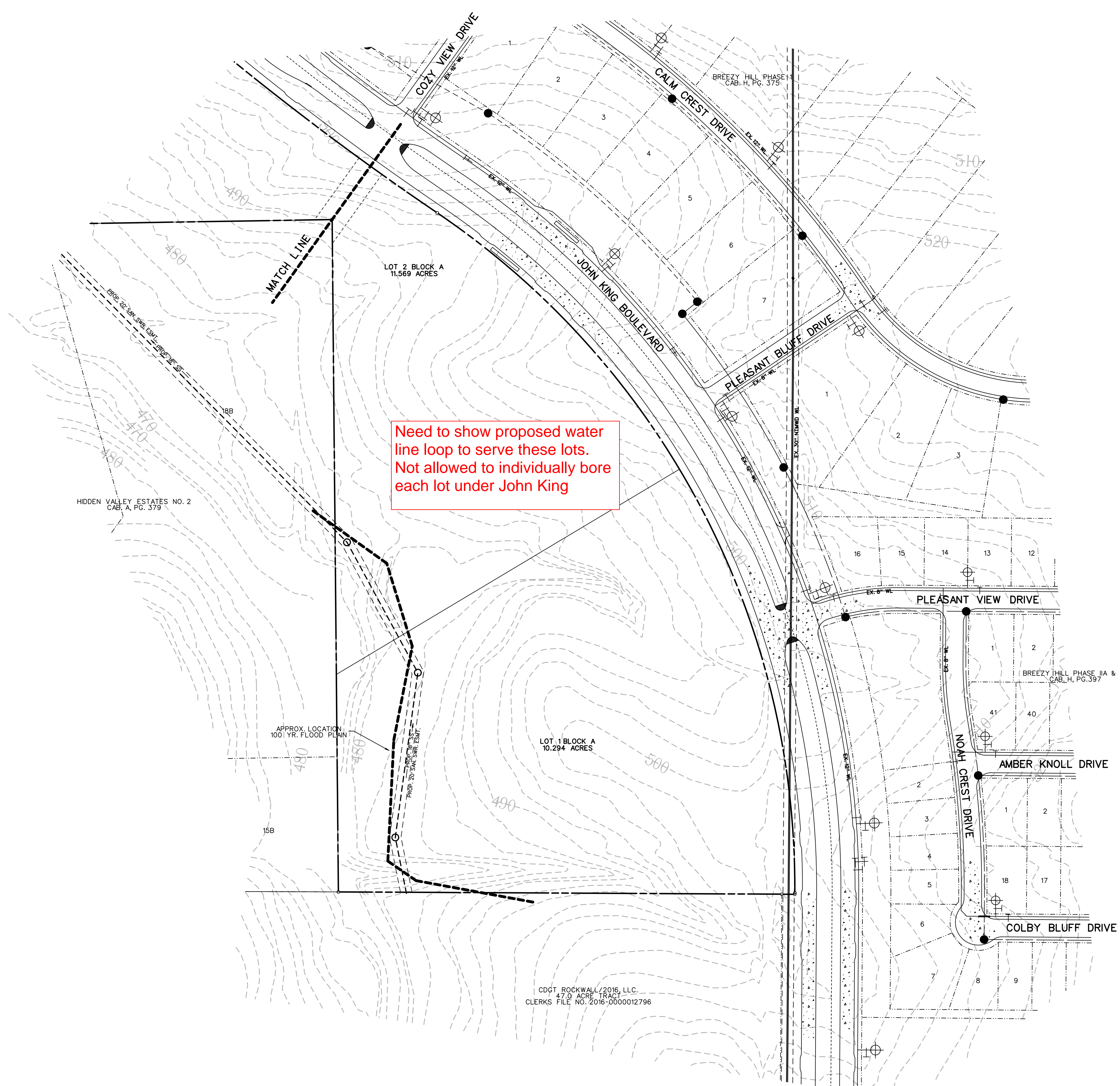
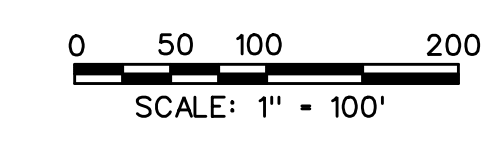
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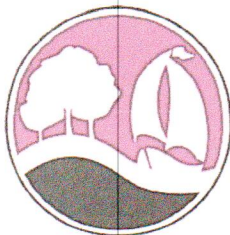
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47.0 ACRE TRACT  
CLERKS FILE NO. 2016-000012796

APPROX. LOCATION  
100 YR. FLOOD PLUM



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-020

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 Legal A0187 J Strickland, A0190 J Simmons, A003DTR BACT 7-1

SUBDIVISION None LOT BLOCK

GENERAL LOCATION John King Blvd - across from Breezy Hill

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

CURRENT ZONING PD50 CURRENT USE AG

PROPOSED ZONING SFE PROPOSED USE SFE

ACREAGE 44.52 LOTS [CURRENT] 0 LOTS [PROPOSED] 4

**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 Smith Family Acres, LLC  APPLICANT Heather Cullins

CONTACT PERSON Shirley Smith CONTACT PERSON David Stubblefield / Stewart Stokes

ADDRESS 800 Eagle Pass ADDRESS 401 Country Ridge Road

CITY, STATE & ZIP Heath, TX 75032 CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-244-4336 PHONE 972-849-8136

E-MAIL shirleylsmith25@yahoo.com E-MAIL heather.cullins@gmail.com

### NOTARY VERIFICATION [REQUIRED]

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

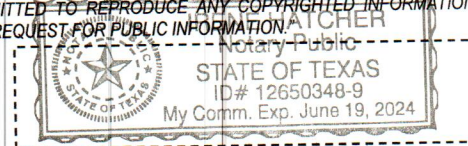
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 867.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14<sup>th</sup> DAY OF April, 2022. BY SIGNING 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 14 DAY OF April, 2022.

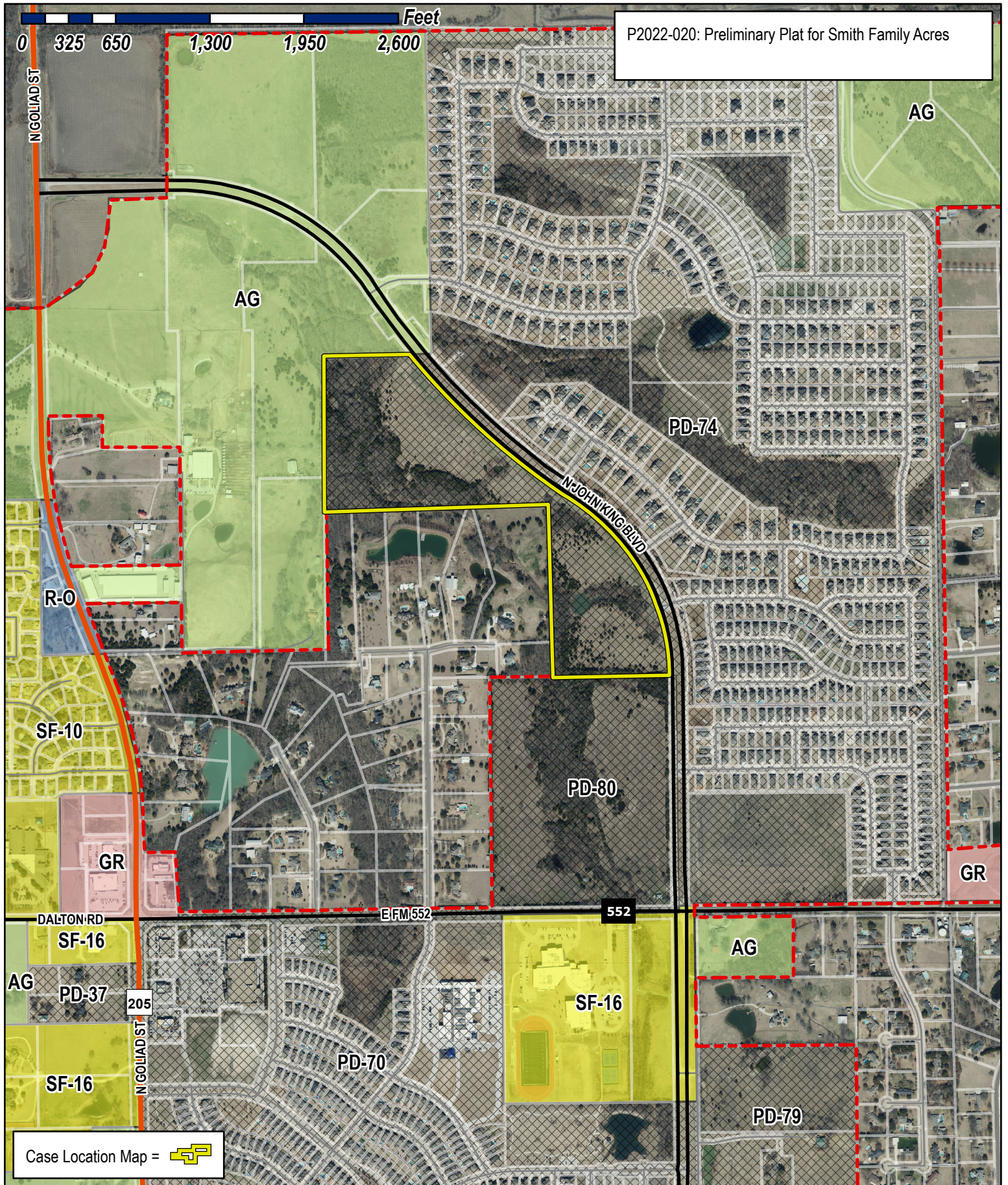
OWNER'S SIGNATURE

Heather Cullins  
Shirley Smith  
[Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES June 19, 2024



P2022-020: Preliminary Plat for Smith Family Acres

Case Location Map = 



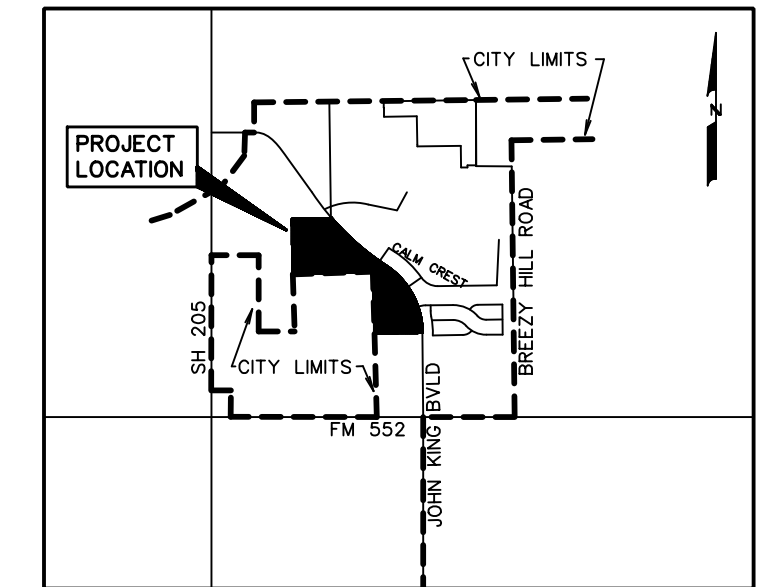
# City of Rockwall

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

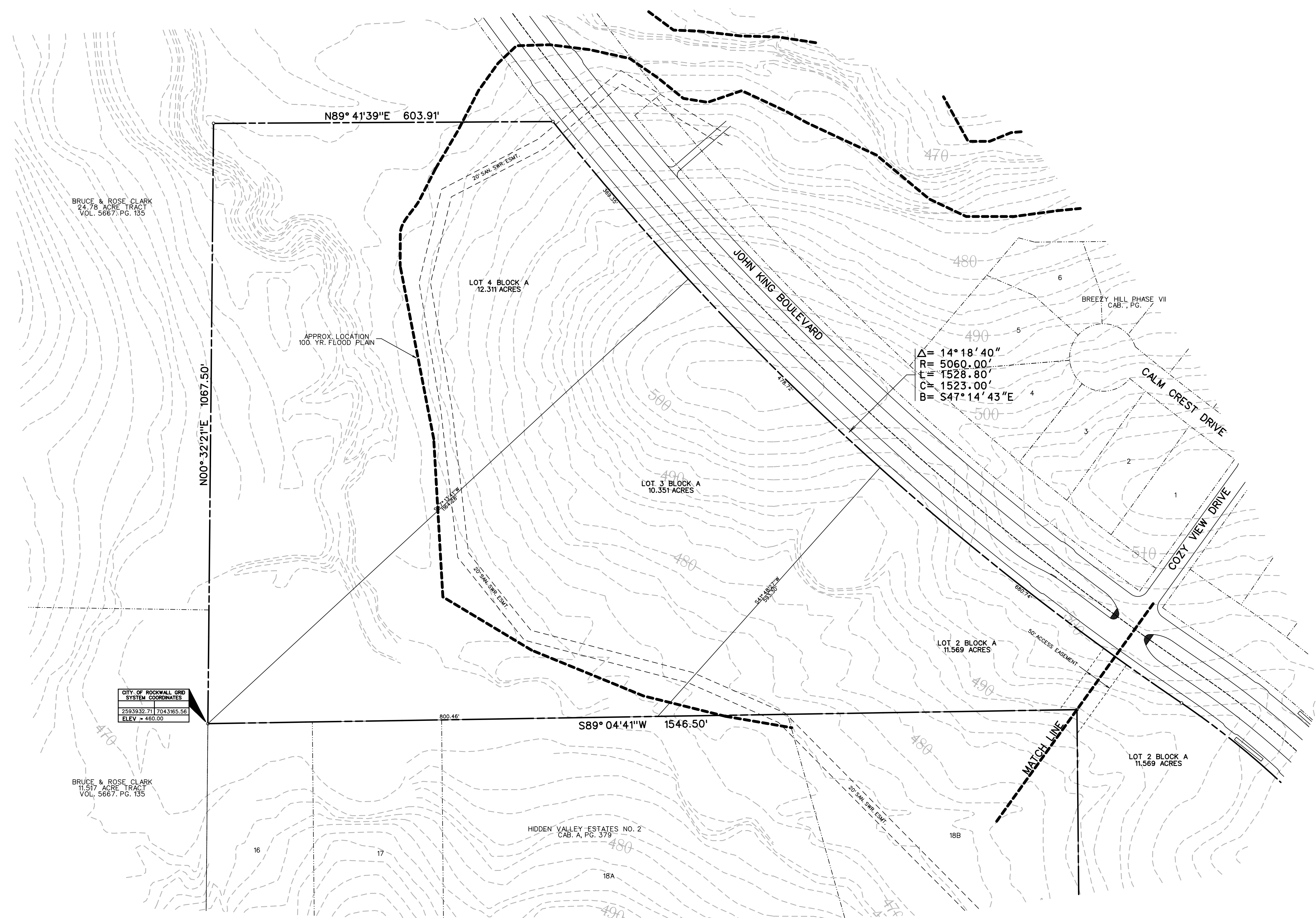
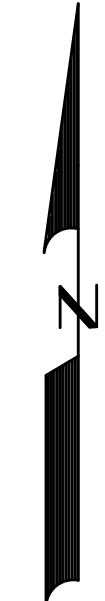
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LOCATION MAP  
N.T.S.



CITY OF ROCKWALL GRID  
SYSTEM COORDINATES  
Easting: 7143365.56  
Elev: 480.00

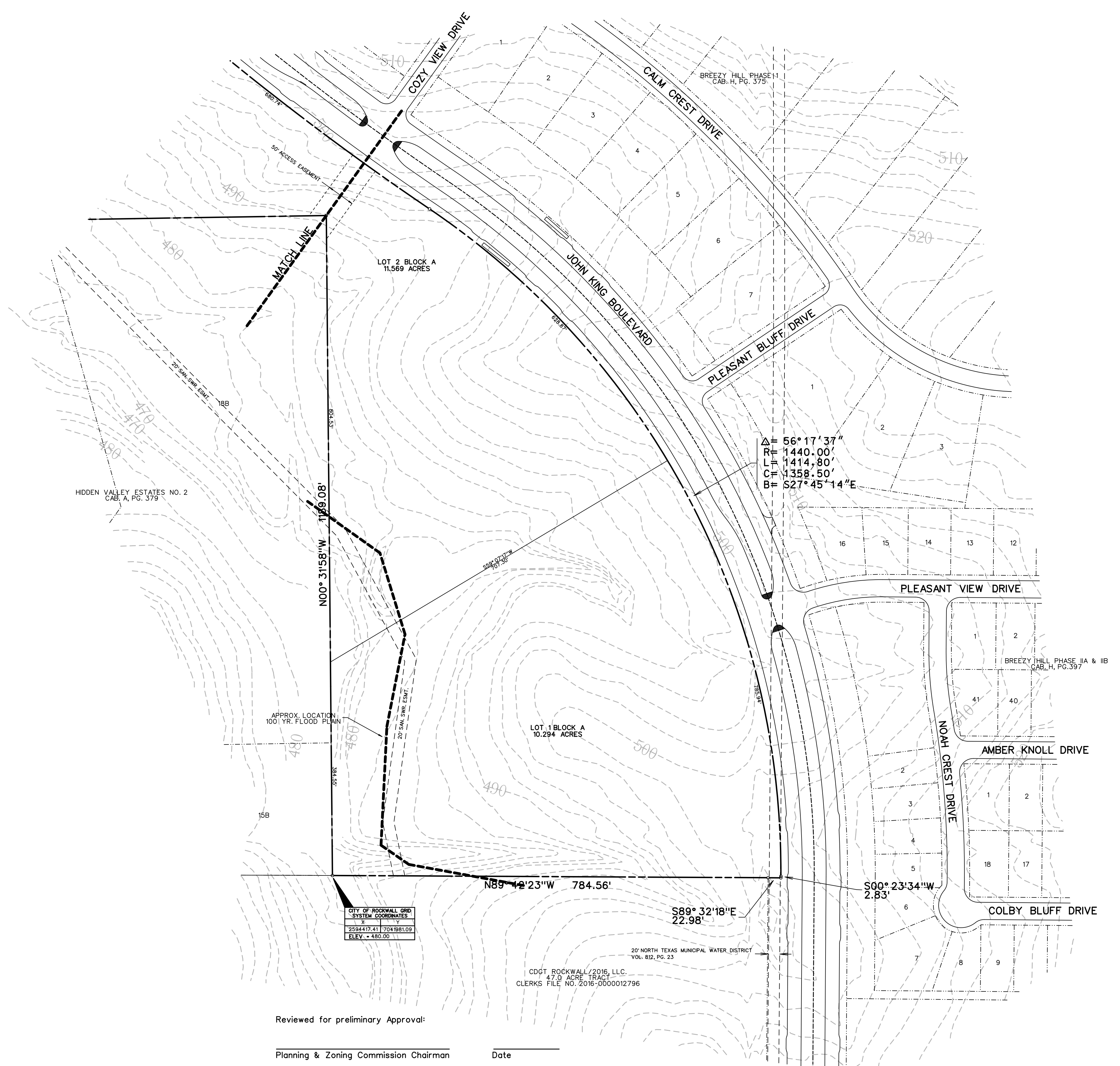
PRELIMINARY PLAT  
OF  
????  
LOTS 1-4, BLOCK A  
BEING 44.525 ACRES  
OUT OF THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
SMITH FAMILY ACRES, LLC.  
800 EAGLE PASS  
HEATH, TEXAS 75032

Zoning: Planned Development District (PD-74)

TOTAL ACRES	44.525
TOTAL ESTATE LOTS	4
DENSITY	11.131

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

APRIL 2022 SCALE 1" = 100'



Δ = 56° 17' 37"  
R = 1440.00'  
L = 1414.80'  
C = 1358.50'  
B = S27° 45' 14" E

CITY OF ROCKWALL GRID  
SYSTEM COORDINATES  
2594417.41 7041881.09  
ELEV. = 480.00

CDGT, ROCKWALL, 2016, L.L.C.  
47.0 ACRES TRACT  
CLERKS FILE NO. 2016-000012796

20' NORTH TEXAS MUNICIPAL WATER DISTRICT  
VOL. 812, PG. 23

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the \_\_\_\_\_ of \_\_\_\_\_, 2022.

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.

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

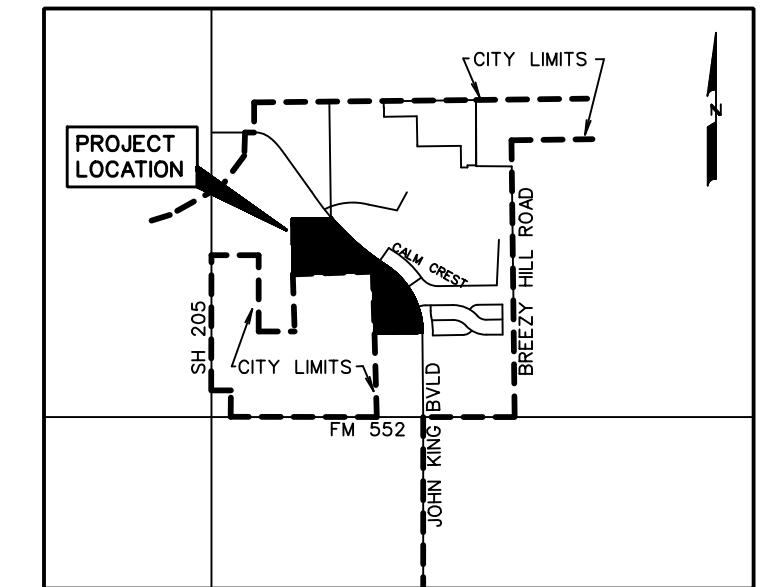
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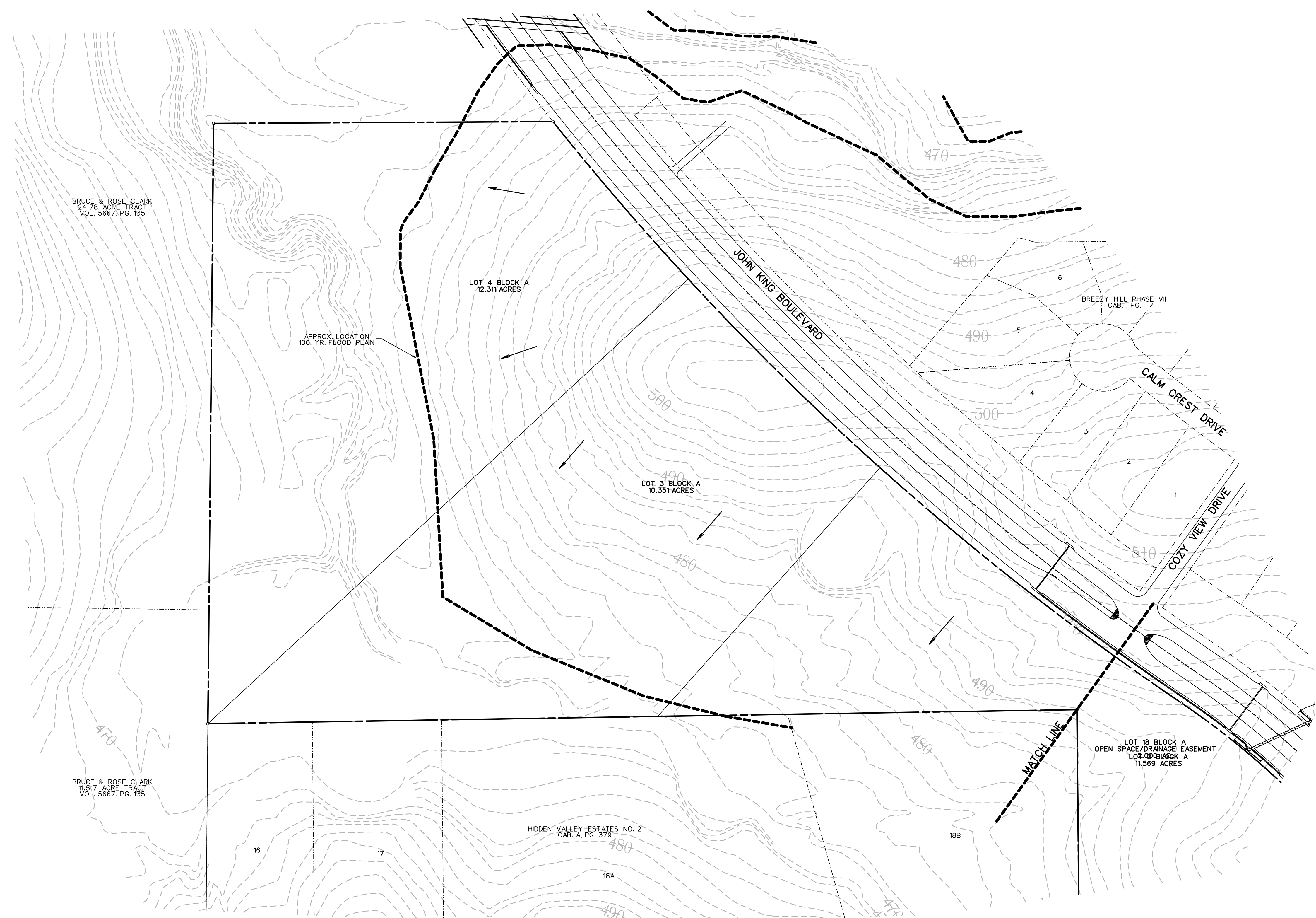
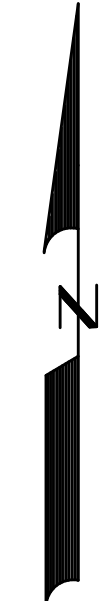
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LOCATION MAP  
N.T.S.

0 50 100 200  
SCALE: 1" = 100'



BRUCE & ROSE CLARK  
24.78 ACRE TRACT  
VOL. 5667, PG. 153

BRUCE & ROSE CLARK  
11.517 ACRE TRACT  
VOL. 5667, PG. 135

LOT 4 BLOCK A  
12.311 ACRES

LOT 3 BLOCK A  
10.351 ACRES

BREEZY HILL PHASE VII  
C&G, P.G.

HIDDEN VALLEY ESTATES NO. 2  
C&G, P.G. 379

LOT 18 BLOCK A  
OPEN SPACE/DRAINAGE EASEMENT  
LOT 18 BLOCK A  
11.569 ACRES

PRELIMINARY  
DRAINAGE PLAN  
OF  
**BREEZY HILL ESTATES**  
LOTS 1-4, BLOCK A  
BEING 44.525 ACRES  
OUT OF THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
SMITH FAMILY ACRES, LLC.  
800 EAGLE PASS  
HEATH, TEXAS 75032

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
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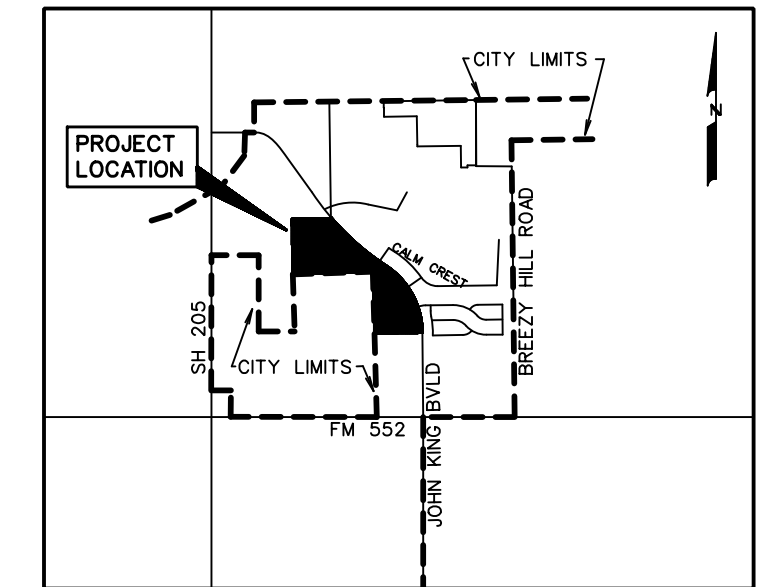
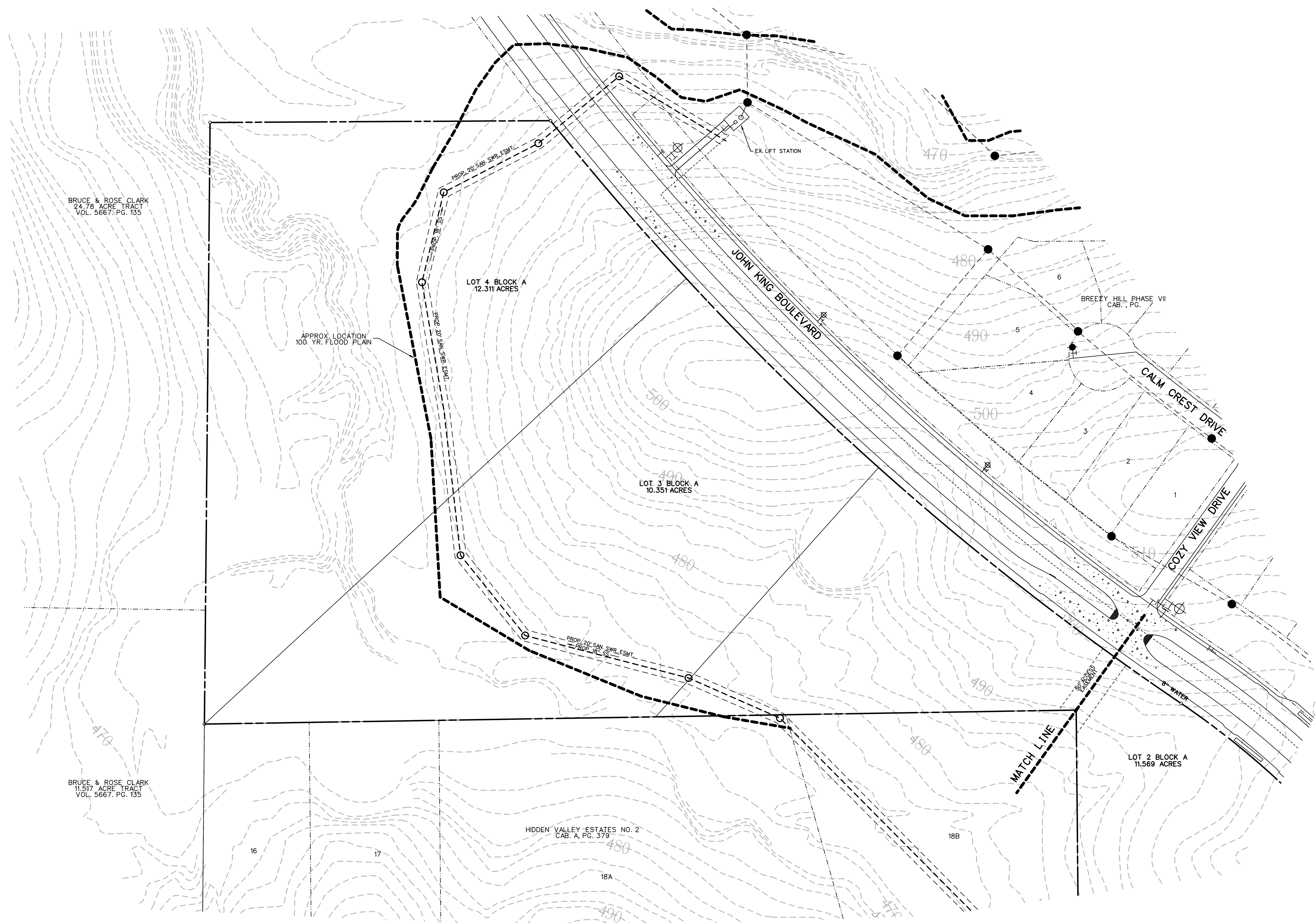
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APRIL 2022 SCALE 1" = 100'



0 50 100 200  
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LOCATION MAP  
N.T.S.

**LEGEND**

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

BRUCE & ROSE CLARK  
24.78 ACRE TRACT  
VOL. 5667, PG. 153

BRUCE & ROSE CLARK  
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LOT 4 BLOCK A  
12.311 ACRES

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HIDDEN VALLEY ESTATES NO. 2  
CAB. A, PG. 378

PRELIMINARY  
WATER & SANITARY PLAN  
OF  
**BREEZY HILL ESTATES**  
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OUT OF THE  
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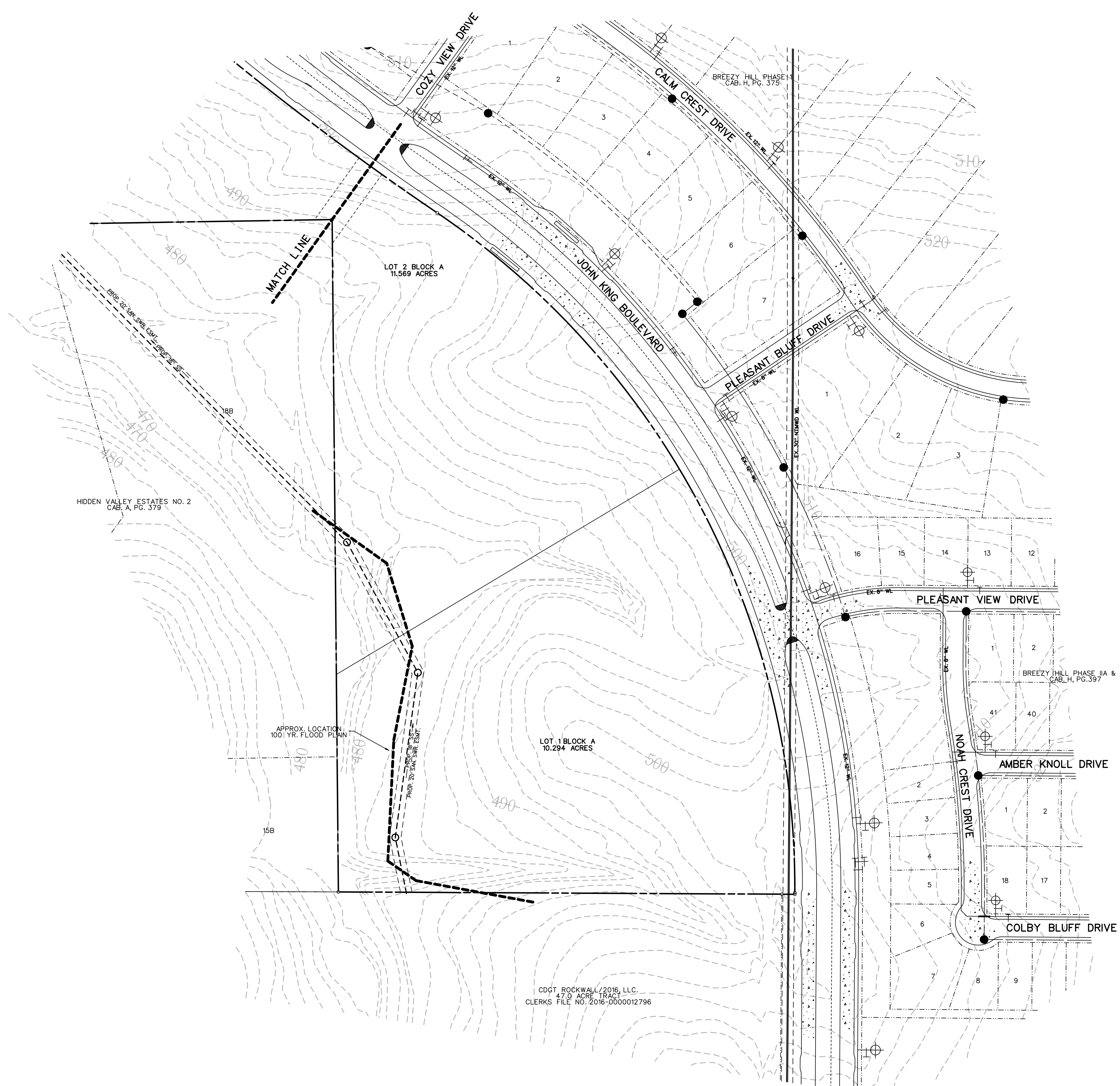
Zoning: Planned Development District (PD-74)

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CDGT, ROCKWALL, 2016, LLC.  
47.0 ACRE TRACT  
CLERKS FILE NO. 2016-000012796

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972-396-1200

APRIL 2022 SCALE 1" = 100'



# 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:** May 10, 2022  
**APPLICANT:** Heather Cullins  
**CASE NUMBER:** P2022-020; *Preliminary Plat for Smith Family Acres Subdivision*

---

### SUMMARY

Discuss and consider a request by Heather Cullins on behalf of Shirley Smith of Smith Family Acres, LLC for the approval of a Preliminary Plat for the Smith Family Acres Subdivision consisting of four (4) single-family residential lots on a 44.525-acre tract of land identified as Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

### PLAT INFORMATION

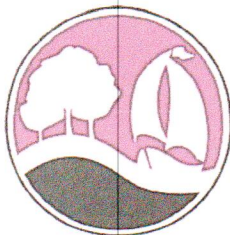
- The purpose of the applicant's request is to Preliminary Plat a 44.525-acre parcel of land (*i.e. Tract 7-1 of the J. Strickland Survey, Abstract No. 187*) to show the future establishment of four (4) single-family lots (*i.e. Lots 1-4, Block A, Smith Family Acres Subdivision*). The proposed Preliminary Plat lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the subdivision.
- The subject property was annexed on February 4, 2008 by *Ordinance No. 08-12 [Case No. A2004-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 20, 2009, the City Council approved *Ordinance 09-19 [Case No. Z2009-005]* that rezoned the subject property from Agricultural (AG) District to Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses. The City Council superseded *Ordinance 09-19* four (4) times with *Ordinance No.'s 12-26, 14-26, 16-59, & 17-60 [Case No.'s Z2012-013, Z2014-017, Z2016-032, & Z2017-049]*. Despite the changes made to Planned Development District 74 (PD-74), the subject property remains zoned for Single-Family 10 (SF-10) land uses and is currently unplatted.
- On May 3, 2022, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:
  - (1) The property owner shall pay pro-rata equipment fees of \$1,728.00 (*i.e. \$432.00 x 4 Lots*), 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 \$1,824.00 (*i.e. \$456.00 x 4 Lots*), 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 Preliminary Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* - is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of a Preliminary Plat for the *Smith Family Acres Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-020

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 *Legal A0187 J Strickland, A0190 J Simmons, A003DTR BACT 7-1*

SUBDIVISION *None* LOT BLOCK

GENERAL LOCATION *John King Blvd - across from Breezy Hill*

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

CURRENT ZONING *PD50* CURRENT USE *AG*

PROPOSED ZONING *SFE* PROPOSED USE *SFE*

ACREAGE *44.52* LOTS [CURRENT] *0* LOTS [PROPOSED] *4*

**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 *Smith Family Acres, LLC*  APPLICANT *Heather Cullins*

CONTACT PERSON *Shirley Smith* CONTACT PERSON *David Stubblefield / Stewart Stokes*

ADDRESS *800 Eagle Pass* ADDRESS *401 Country Ridge Road*

CITY, STATE & ZIP *Heath, TX 75032* CITY, STATE & ZIP *Rockwall, TX 75087*

PHONE *214-244-4336* PHONE *972-849-8136*

E-MAIL *shirleylsmith25@yahoo.com* E-MAIL *heather.cullins@gmail.com*

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Heather Cullins* [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 \$ *867.80* TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE *14<sup>th</sup>* DAY OF *April* 20*22*. 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.

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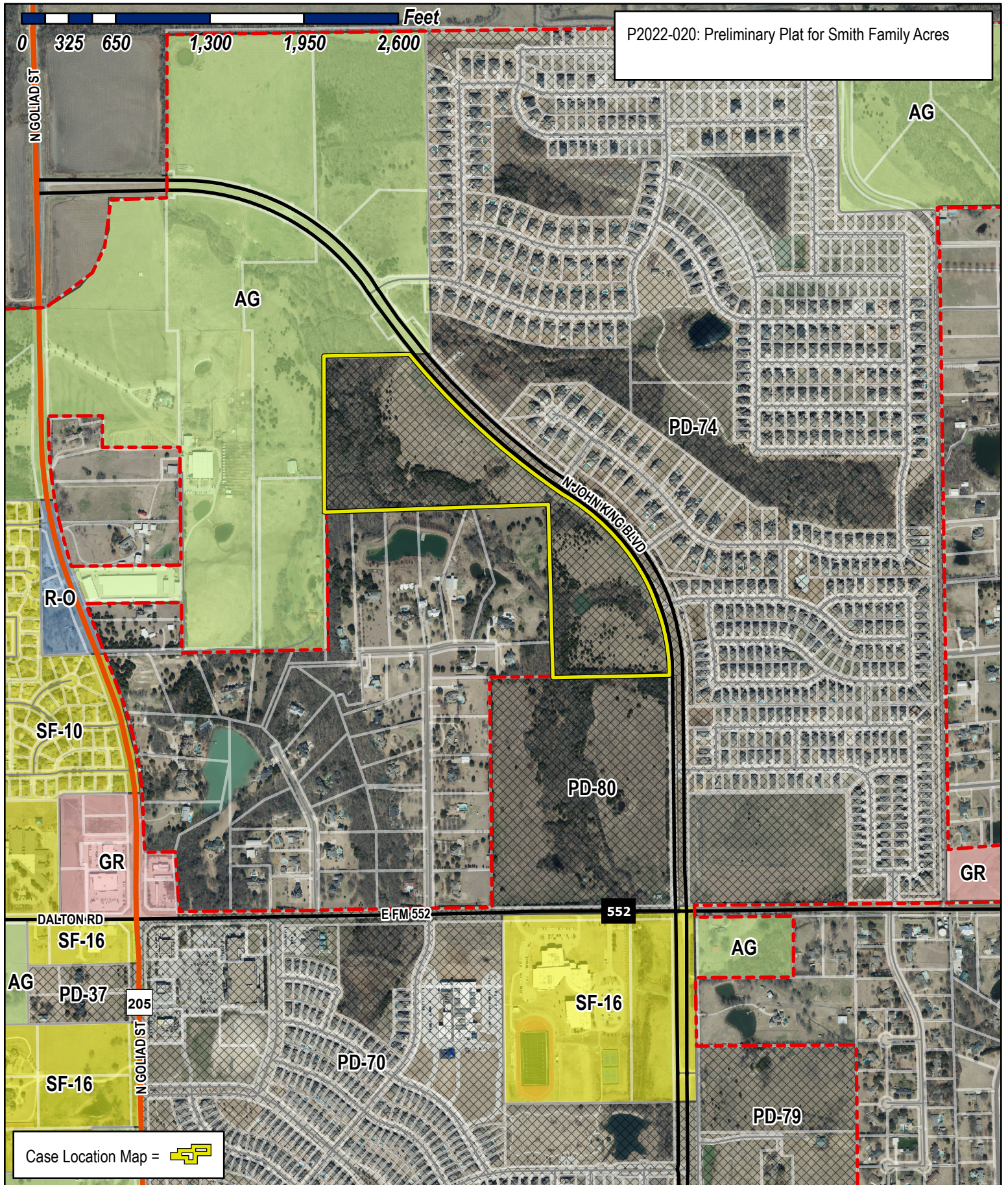
OWNER'S SIGNATURE

*Heather Cullins*  
*Shirley L. Smith*  
*David Stubblefield*


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES *June 19, 2024*



P2022-020: Preliminary Plat for Smith Family Acres

Case Location Map = 

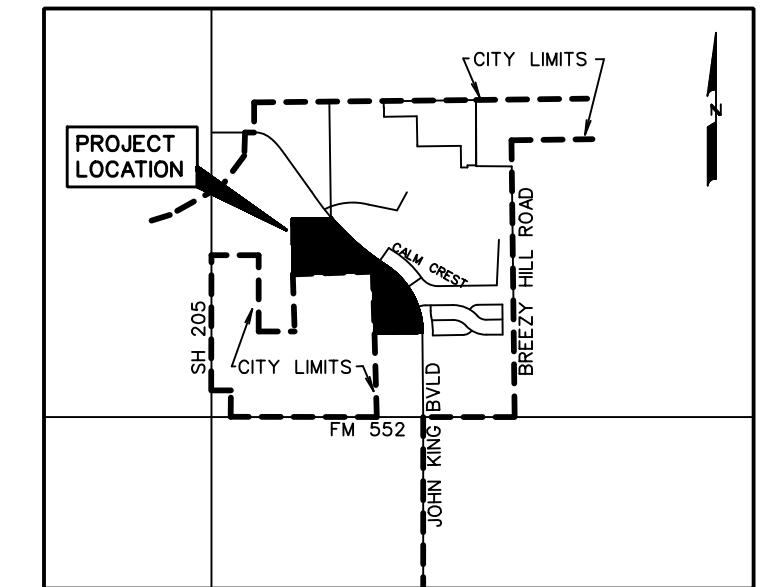


# City of Rockwall

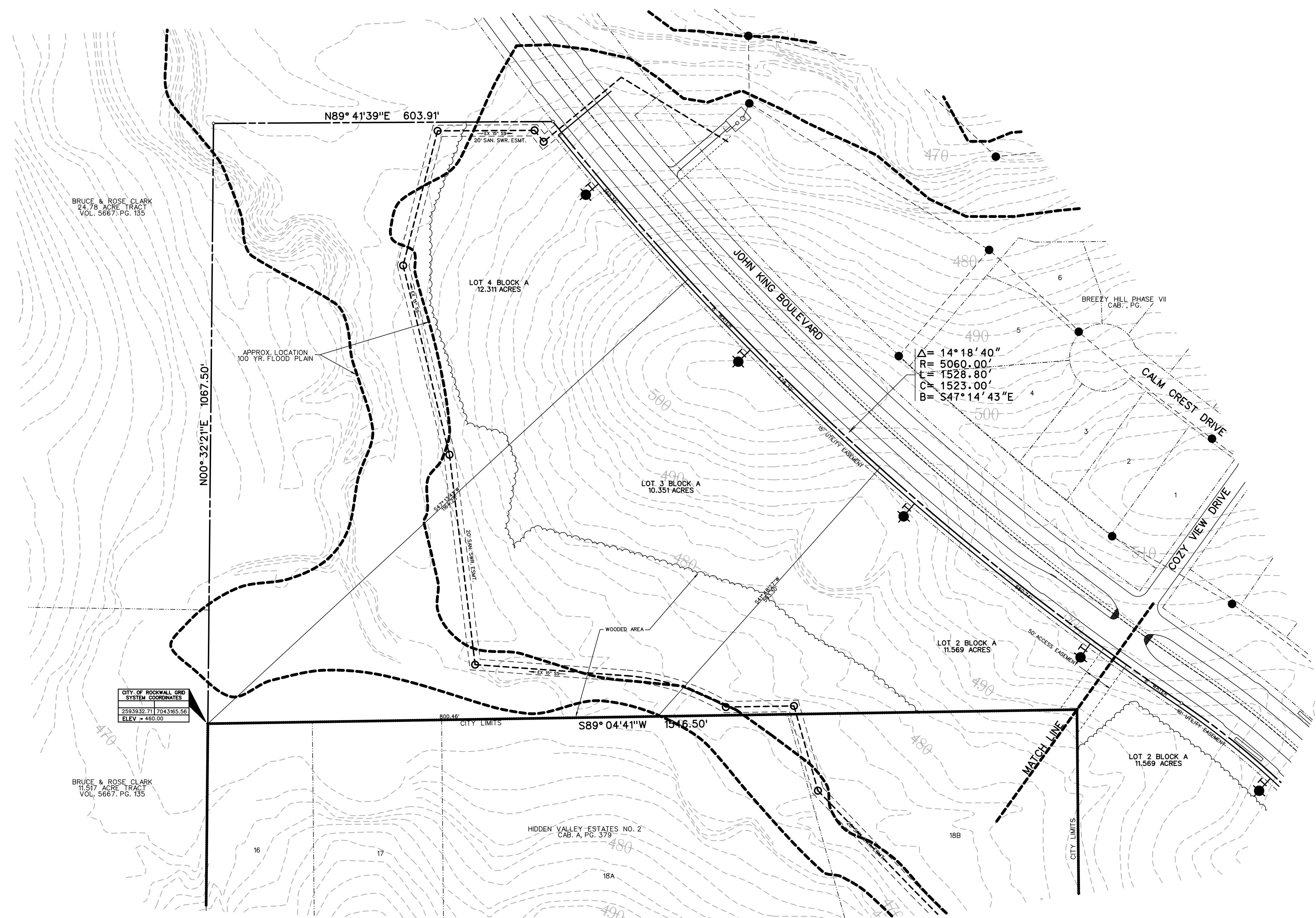
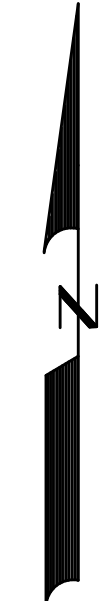
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E503932.71 704385.56  
ELEV = 480.00

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VOL. 5667, PG. 153

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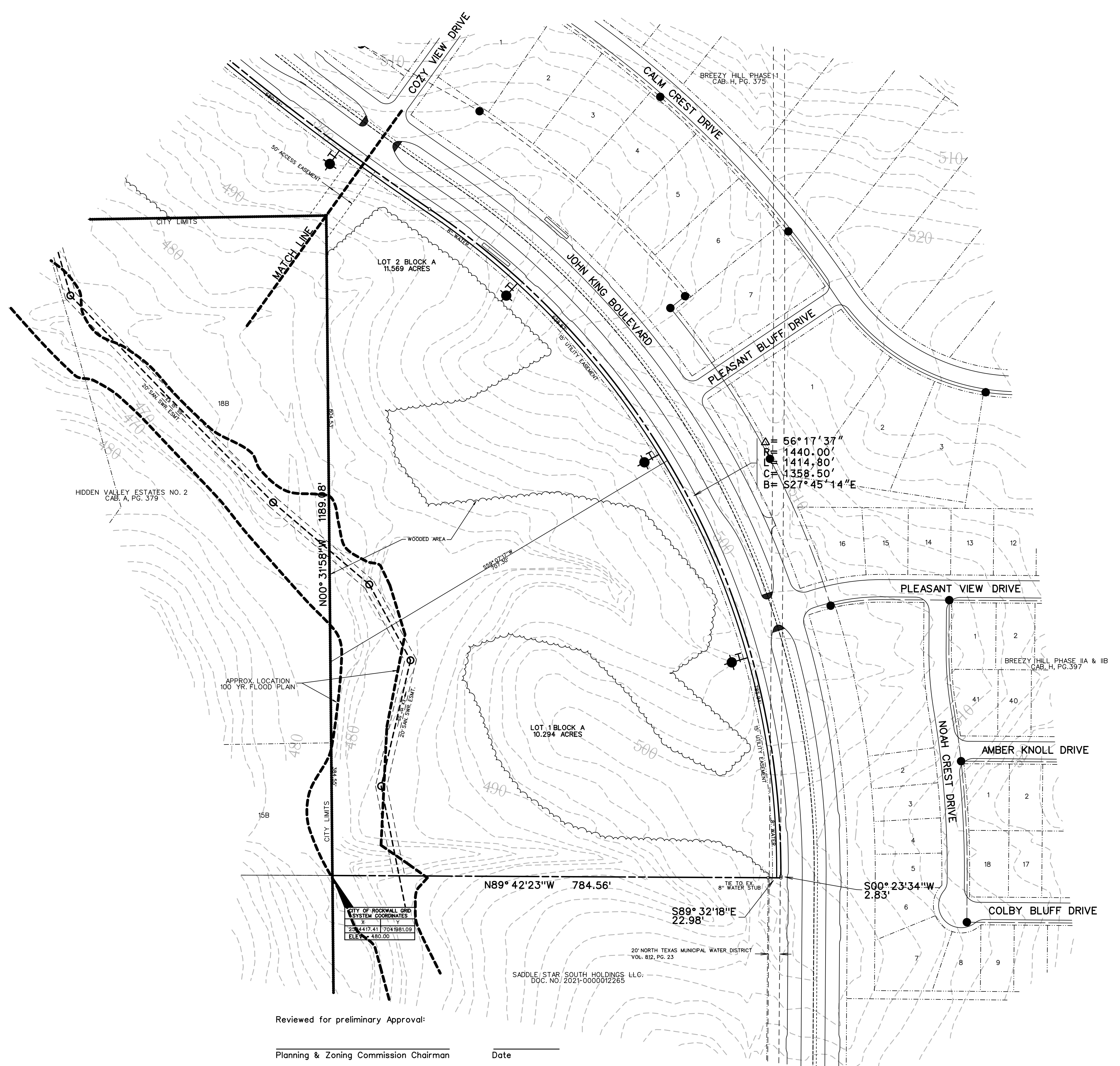
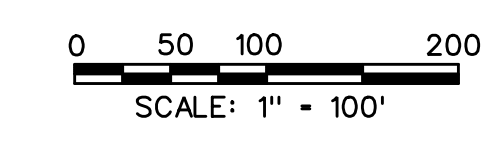
Zoning: Planned Development District (PD-74)  
Land use: Single-Family 10 (SF-10) District

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TOTAL ESTATE LOTS	4
DENSITY	0.09

PRELIMINARY PLAT  
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LOTS 1-4, BLOCK A  
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4 SINGLE FAMILY LOTS  
SITUATED WITHIN  
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PREPARED BY  
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200 W. BELMONT, SUITE E  
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972-396-1200

MAY 2022 SCALE 1" = 100'



$\Delta = 56^\circ 17' 37''$   
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 200 W. BELMONT, SUITE E  
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 972-396-1200

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the \_\_\_\_\_ of \_\_\_\_\_, 2022.

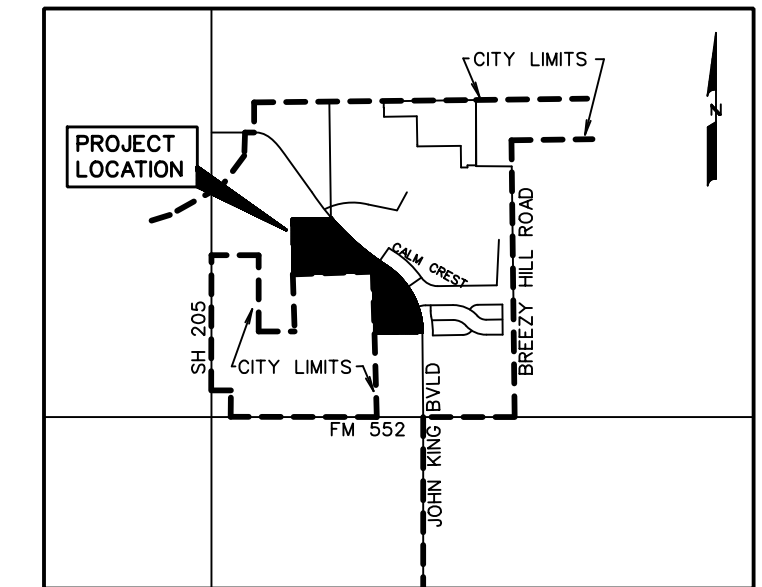
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

Zoning: Planned Development District (PD-74)  
 Land use: Single-Family 10 (SF-10) District

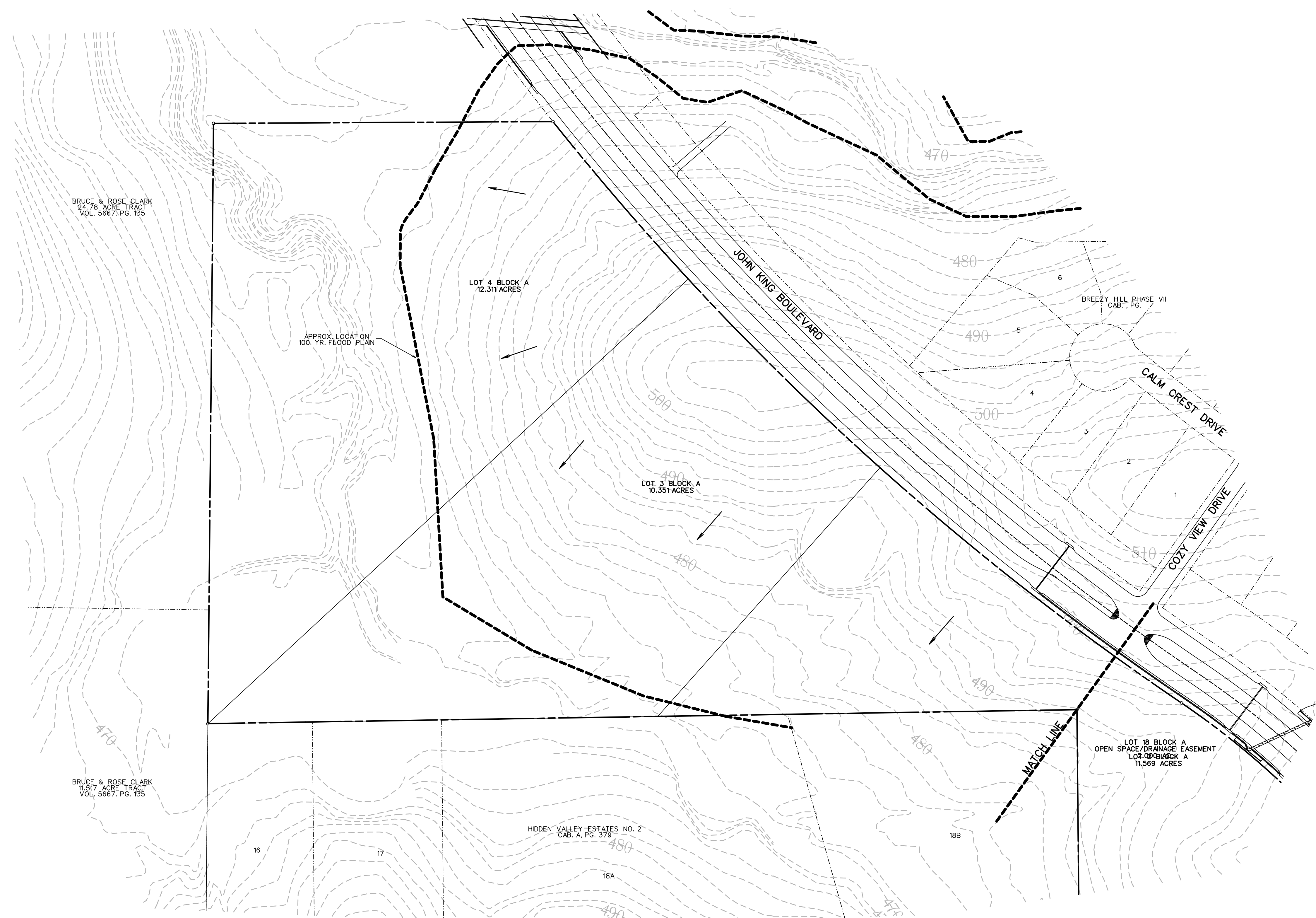
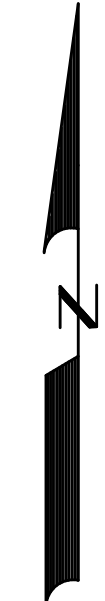
TOTAL ACRES	44.525
TOTAL ESTATE LOTS	4
DENSITY	0.09

MAY 2022 SCALE 1" = 100'



LOCATION MAP  
N.T.S.

0 50 100 200  
SCALE: 1" = 100'



BRUCE & ROSE CLARK  
24.78 ACRE TRACT  
VOL. 5667, PG. 153

BRUCE & ROSE CLARK  
11.517 ACRE TRACT  
VOL. 5667, PG. 135

LOT 4 BLOCK A  
12.311 ACRES

LOT 3 BLOCK A  
10.351 ACRES

BREEZY HILL PHASE VII  
C&G, P.G.

LOT 18 BLOCK A  
OPEN SPACE/DRAINAGE EASEMENT  
LOT 18 BLOCK A  
11.569 ACRES

HIDDEN VALLEY ESTATES NO. 2  
C&G, P.G. 379

PRELIMINARY  
DRAINAGE PLAN  
OF  
**BREEZY HILL ESTATES**  
LOTS 1-4, BLOCK A  
BEING 44.525 ACRES  
OUT OF THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
SMITH FAMILY ACRES, LLC.  
800 EAGLE PASS  
HEATH, TEXAS 75032

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

APRIL 2022 SCALE 1" = 100'

0 50 100 200  
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PRELIMINARY  
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20' NORTH TEXAS MUNICIPAL WATER DISTRICT  
VOL. 812, PG. 23  
CDGT, ROCKWALL / 2016, L.L.C.  
47.9 ACRES TRACT  
CLERKS FILE NO. 2016-0000012796

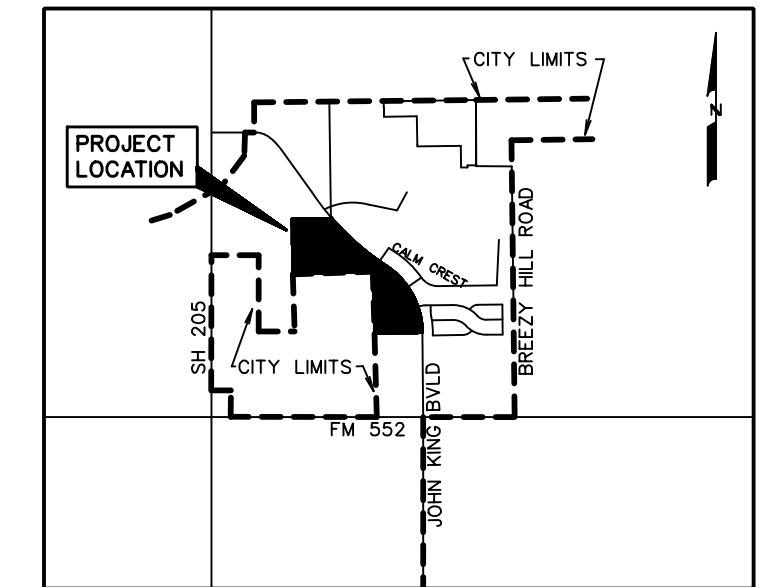
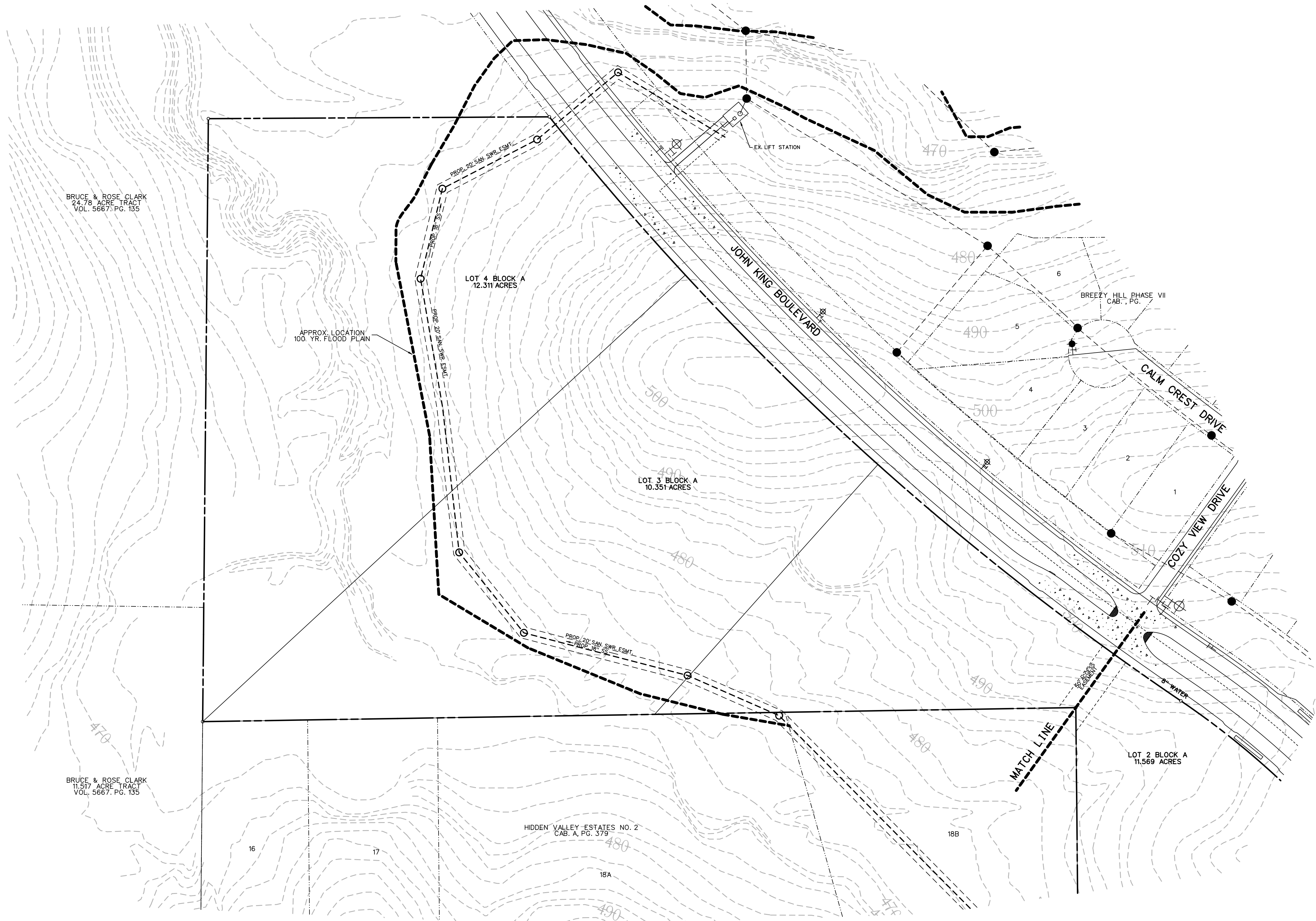
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CAB. H, PG. 397



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LOCATION MAP  
N.T.S.

**LEGEND**

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

BRUCE & ROSE CLARK  
24.78 ACRE TRACT  
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LOT 4 BLOCK A  
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CAB. A, PG. 379

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**BREEZY HILL ESTATES**  
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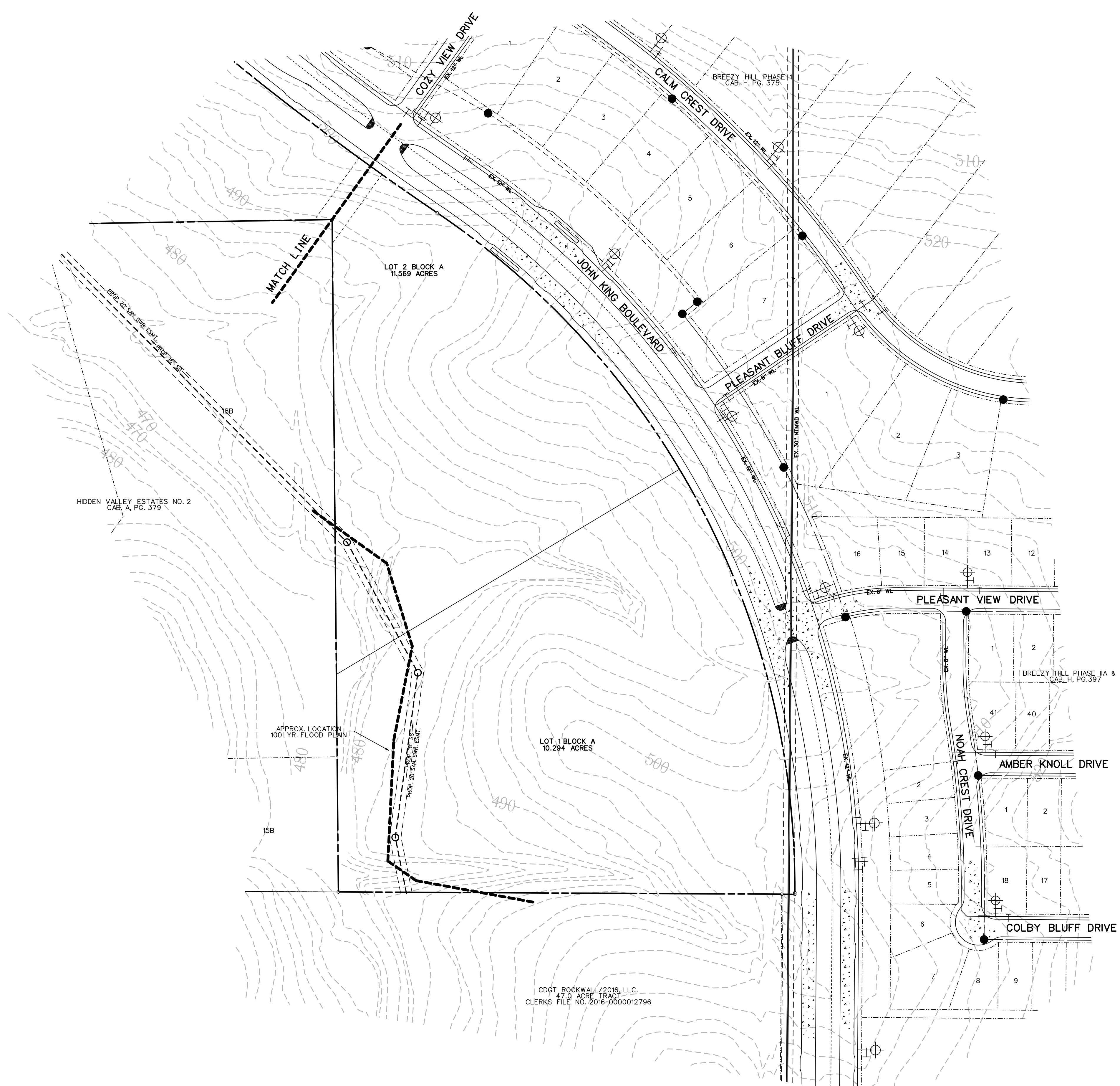
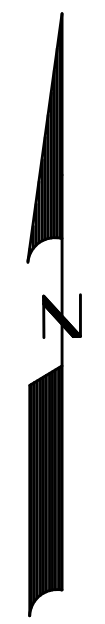
Zoning: Planned Development District (PD-74)

TOTAL ACRES	44.525
TOTAL ESTATE LOTS	4
DENSITY	11.131

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

APRIL 2022 SCALE 1" = 100'

0 50 100 200  
SCALE: 1" = 100'



CDGT, ROCKWALL, 2016, LLC.  
47.0 ACRE TRACT  
CLERKS FILE NO. 2016-000012796

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APRIL 2022 SCALE 1" = 100'





# 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:** May 16, 2022  
**APPLICANT:** Heather Cullins  
**CASE NUMBER:** P2022-020; *Preliminary Plat for Smith Family Acres Subdivision*

---

### SUMMARY

Discuss and consider a request by Heather Cullins on behalf of Shirley Smith of Smith Family Acres, LLC for the approval of a Preliminary Plat for the Smith Family Acres Subdivision consisting of four (4) single-family residential lots on a 44.525-acre tract of land identified as Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to Preliminary Plat a 44.525-acre parcel of land (*i.e. Tract 7-1 of the J. Strickland Survey, Abstract No. 187*) to show the future establishment of four (4) single-family lots (*i.e. Lots 1-4, Block A, Smith Family Acres Subdivision*). The proposed Preliminary Plat lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the subdivision.
- The subject property was annexed on February 4, 2008 by *Ordinance No. 08-12 [Case No. A2004-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 20, 2009, the City Council approved *Ordinance 09-19 [Case No. Z2009-005]* that rezoned the subject property from Agricultural (AG) District to Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses. The City Council superseded *Ordinance 09-19* four (4) times with *Ordinance No.'s 12-26, 14-26, 16-59, & 17-60 [Case No.'s Z2012-013, Z2014-017, Z2016-032, & Z2017-049]*. Despite the changes made to Planned Development District 74 (PD-74), the subject property remains zoned for Single-Family 10 (SF-10) land uses and is currently unplatted.
- On May 3, 2022, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:
  - (1) The property owner shall pay pro-rata equipment fees of \$1,728.00 (*i.e. \$432.00 x 4 Lots*), 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 \$1,824.00 (*i.e. \$456.00 x 4 Lots*), 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 Preliminary Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* - is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

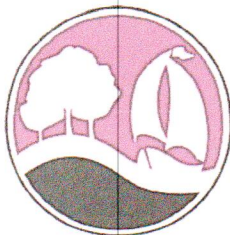
## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the Preliminary Plat for the *Smith Family Acres Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On May 10, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat by a vote of 6-0, with Commissioner 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.

P2022-020

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 Legal A0187 J Strickland, A0190 J Simmons, A003DTR BACT 7-1

SUBDIVISION None LOT BLOCK

GENERAL LOCATION John King Blvd - across from Breezy Hill

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

CURRENT ZONING PD50 CURRENT USE AG

PROPOSED ZONING SFE PROPOSED USE SFE

ACREAGE 44.52 LOTS [CURRENT] 0 LOTS [PROPOSED] 4

**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 Smith Family Acres, LLC  APPLICANT Heather Cullins

CONTACT PERSON Shirley Smith CONTACT PERSON David Stubblefield / Stewart Stokes

ADDRESS 800 Eagle Pass ADDRESS 401 Country Ridge Road

CITY, STATE & ZIP Heath, TX 75032 CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-244-4336 PHONE 972-849-8136

E-MAIL shirleylsmith25@yahoo.com E-MAIL heather.cullins@gmail.com

### NOTARY VERIFICATION [REQUIRED]

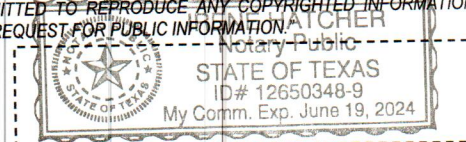
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Heather Cullins [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 867.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14<sup>th</sup> DAY OF April, 2022. 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.

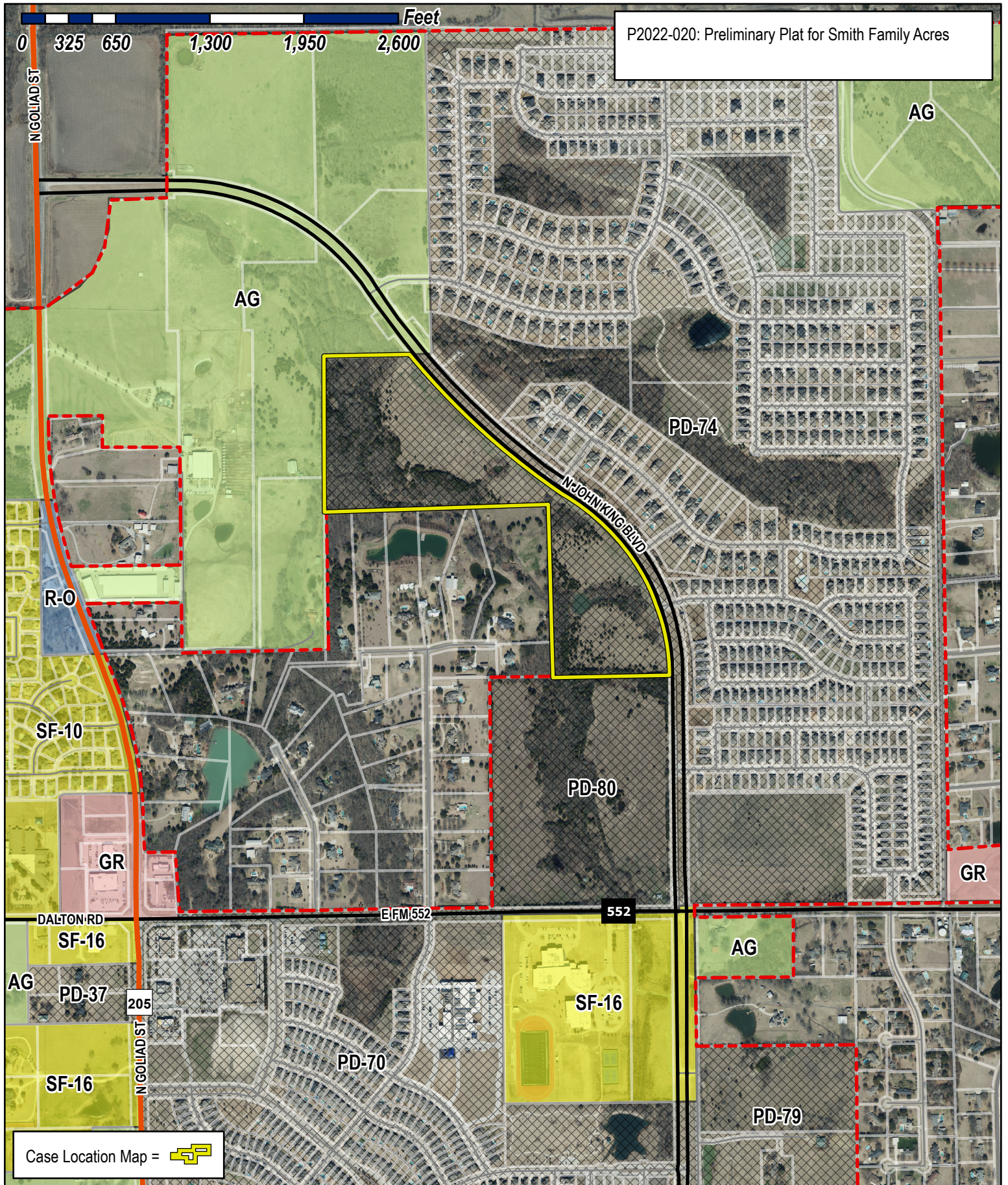
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF April, 2022.

OWNER'S SIGNATURE Heather Cullins  
Shirley L. Smith


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES June 19, 2024



P2022-020: Preliminary Plat for Smith Family Acres

Case Location Map = 

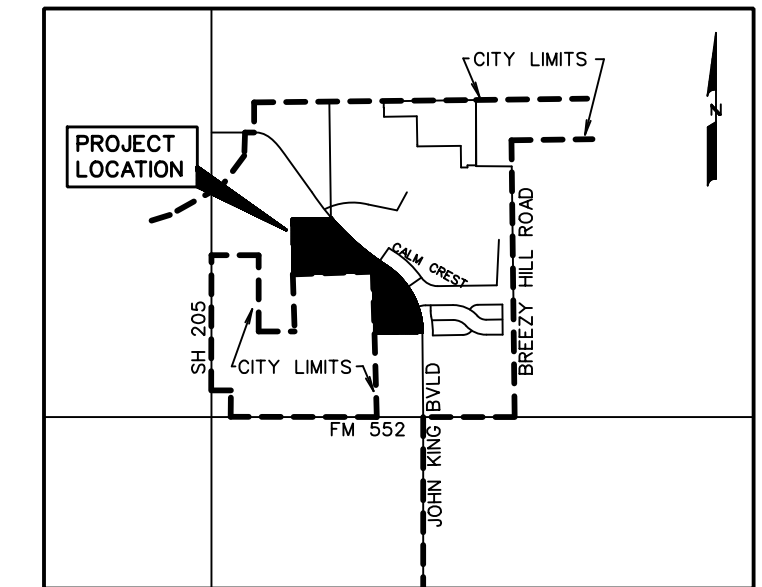


# City of Rockwall

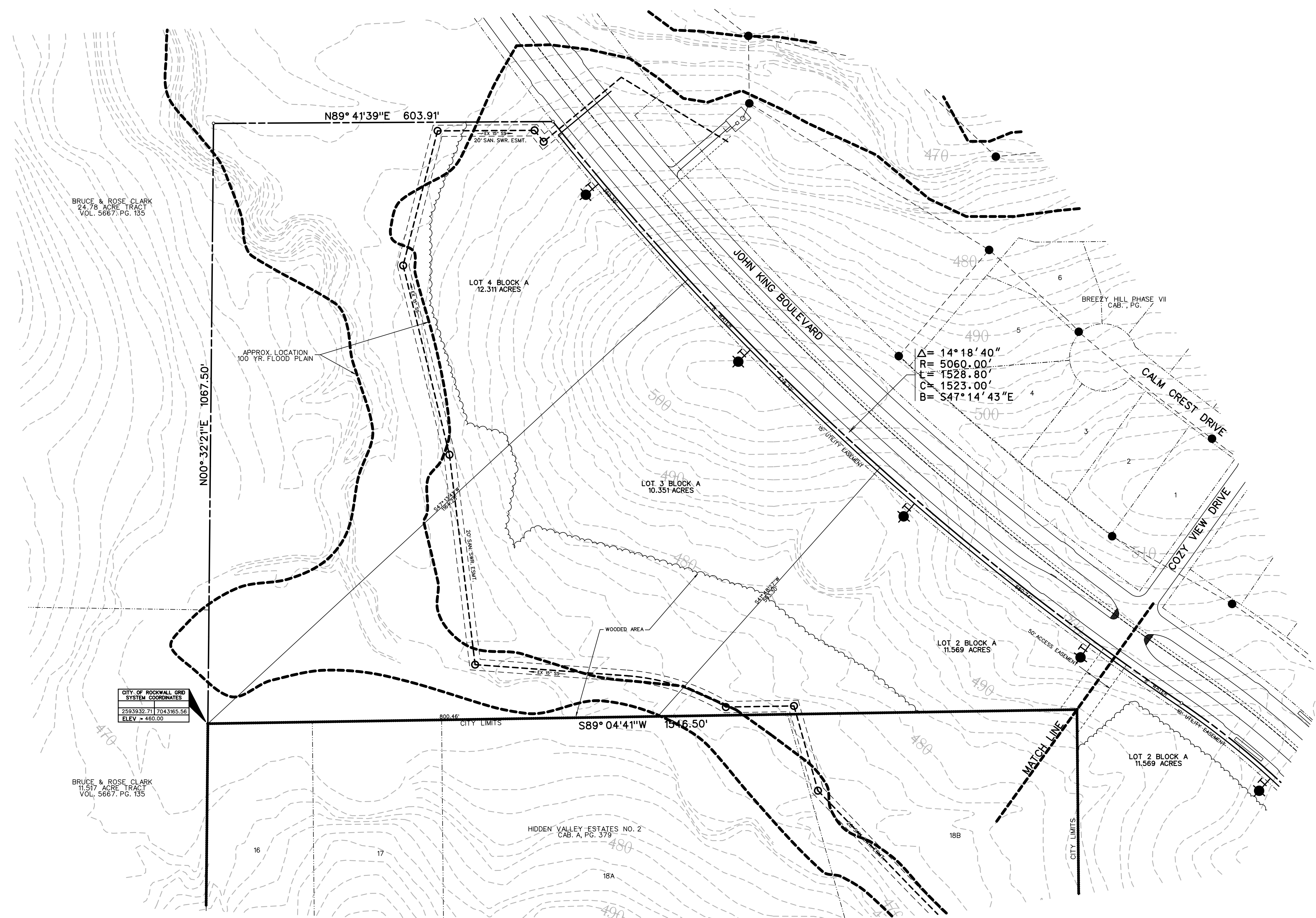
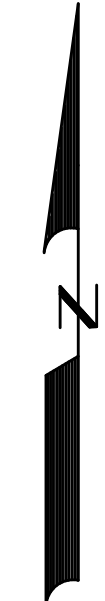
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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





LOCATION MAP  
N.T.S.



CITY OF ROCKWALL GRID  
SYSTEM COORDINATES  
Easting: 711704.3165, 56  
Elev: 440.00

BRUCE & ROSE CLARK  
24.78 ACRE TRACT  
VOL. 5667, PG. 153

BRUCE & ROSE CLARK  
11.517 ACRE TRACT  
VOL. 5667, PG. 135

PRELIMINARY PLAT  
OF  
**SMITH FAMILY ACRES**

LOTS 1-4, BLOCK A  
44.525 AC. or 1,939,509.00 SF  
4 SINGLE FAMILY LOTS  
SITUATED WITHIN  
TRACT 7-1  
OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187

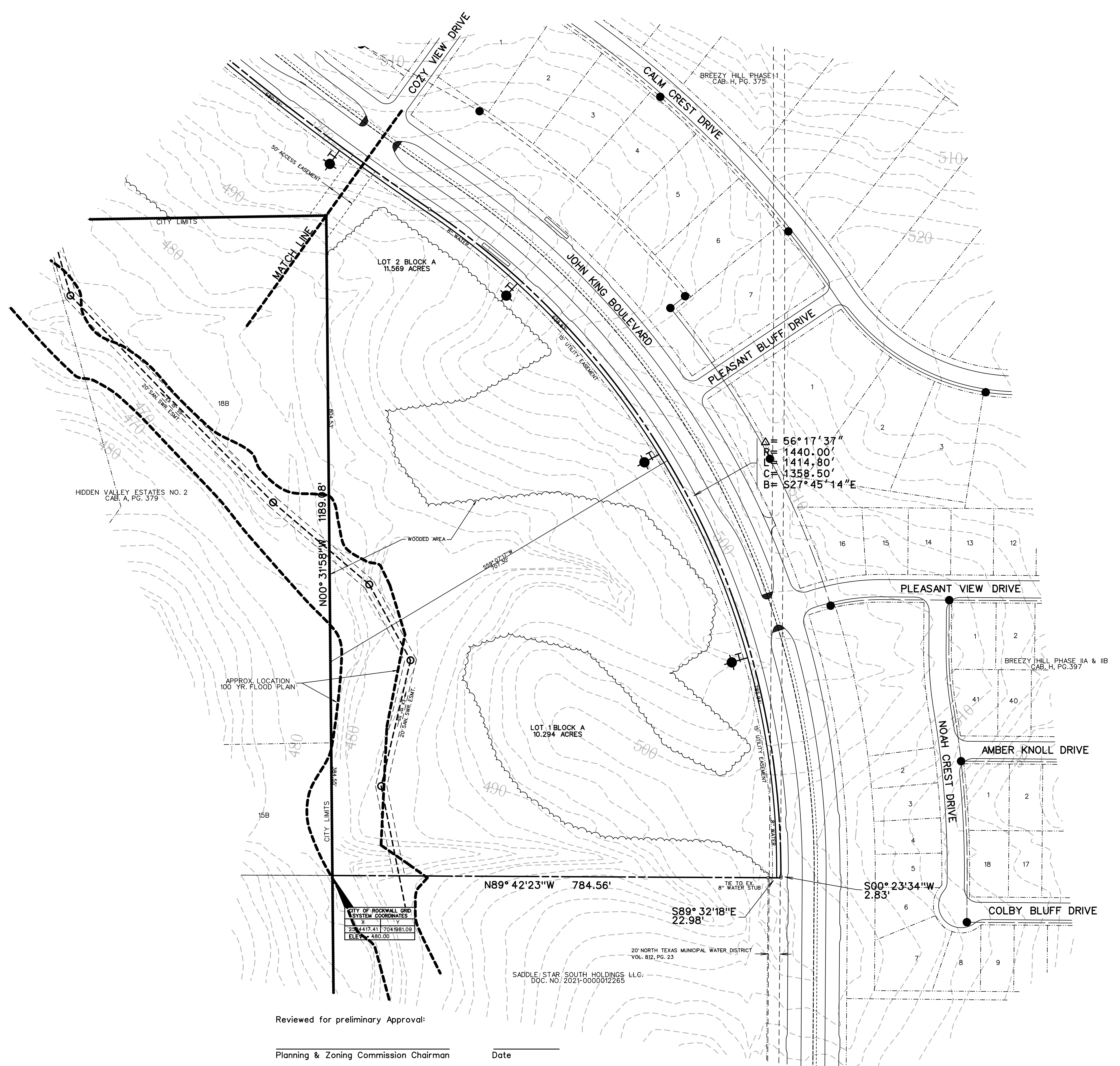
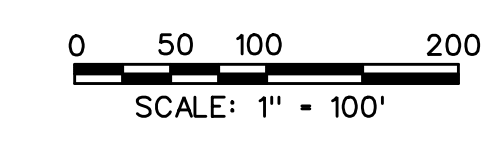
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HEATH, TEXAS 75032

Zoning: Planned Development District (PD-74)  
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ALLEN, TEXAS 75013  
972-396-1200

MAY 2022 SCALE 1" = 100'



$\Delta = 56^{\circ}17'37''$   
 $R = 1440.00'$   
 $C = 1358.50'$   
 $B = S27^{\circ}45'14''E$

CITY OF ROCKWALL GROUND SYSTEM COORDINATES  
 2154417.41 7041881.09  
 ELEVATION 480.00

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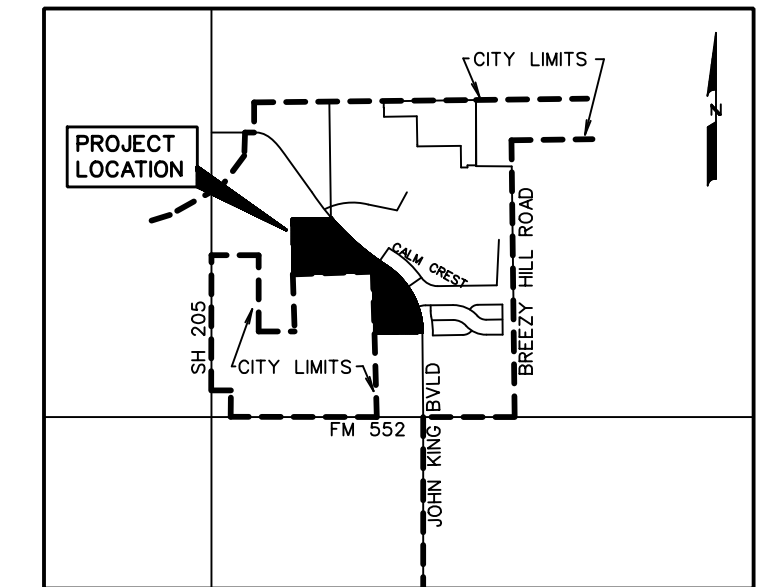
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

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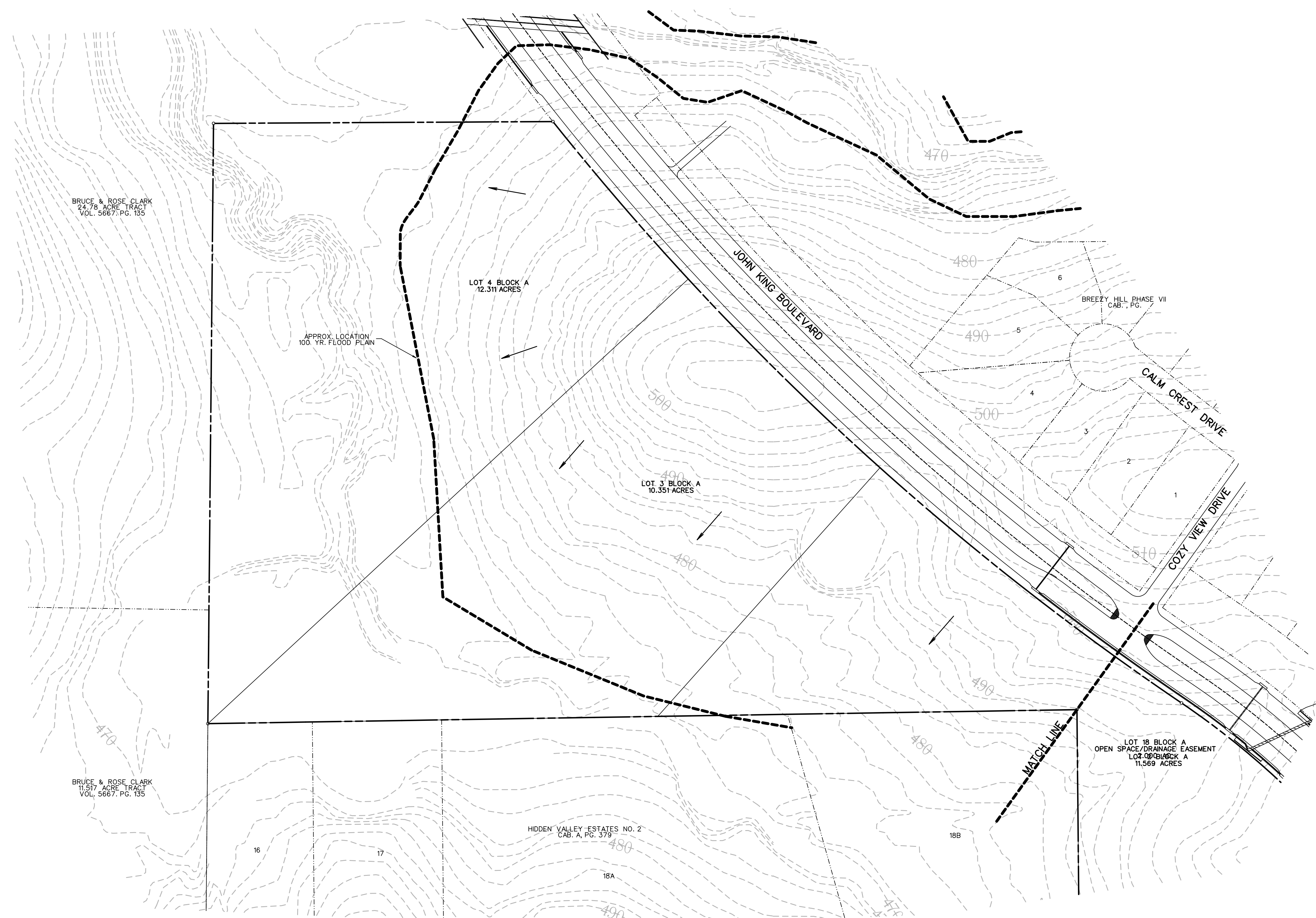
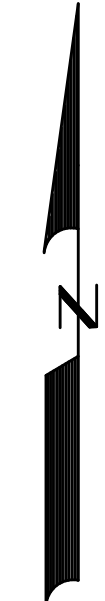
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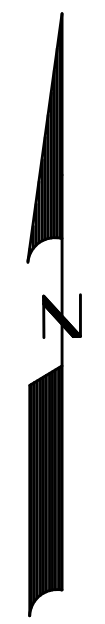
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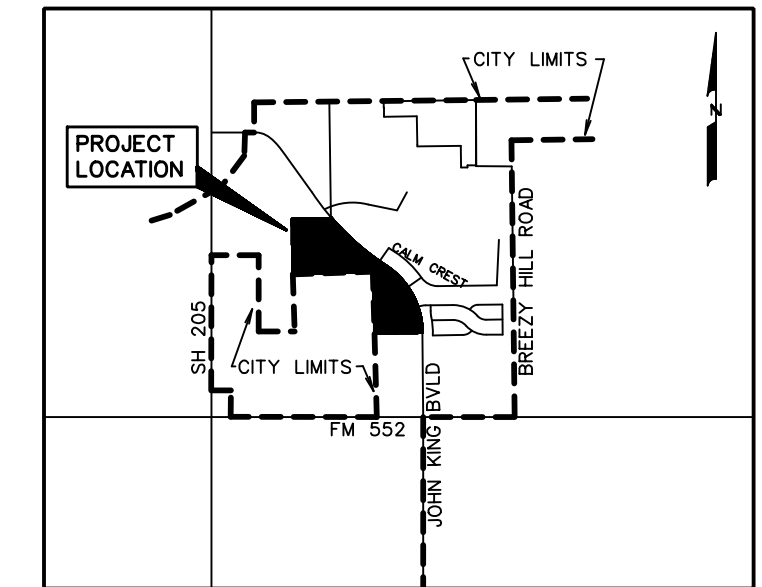
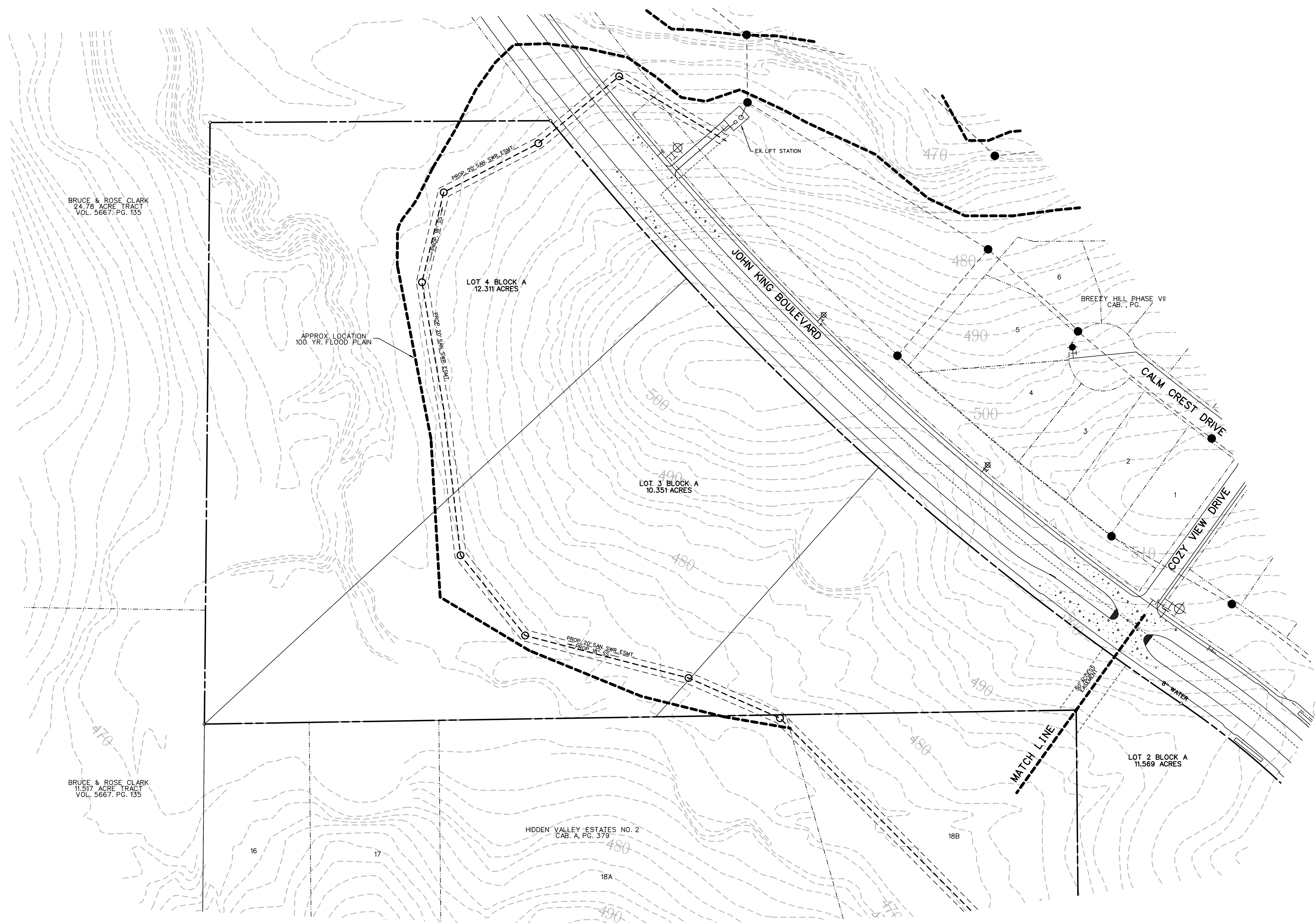
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CAB. H, PG. 397





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- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

BRUCE & ROSE CLARK  
24.78 ACRE TRACT  
VOL. 5667, PG. 153

BRUCE & ROSE CLARK  
11.517 ACRE TRACT  
VOL. 5667, PG. 135

LOT 4 BLOCK A  
12.311 ACRES

LOT 3 BLOCK A  
10.351 ACRES

LOT 2 BLOCK A  
11.569 ACRES

HIDDEN VALLEY ESTATES NO. 2  
CAB. A, PG. 379

PRELIMINARY  
WATER & SANITARY PLAN  
OF  
**BREEZY HILL ESTATES**  
LOTS 1-4, BLOCK A  
BEING 44.525 ACRES  
OUT OF THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
SMITH FAMILY ACRES, LLC.  
800 EAGLE PASS  
HEATH, TEXAS 75032

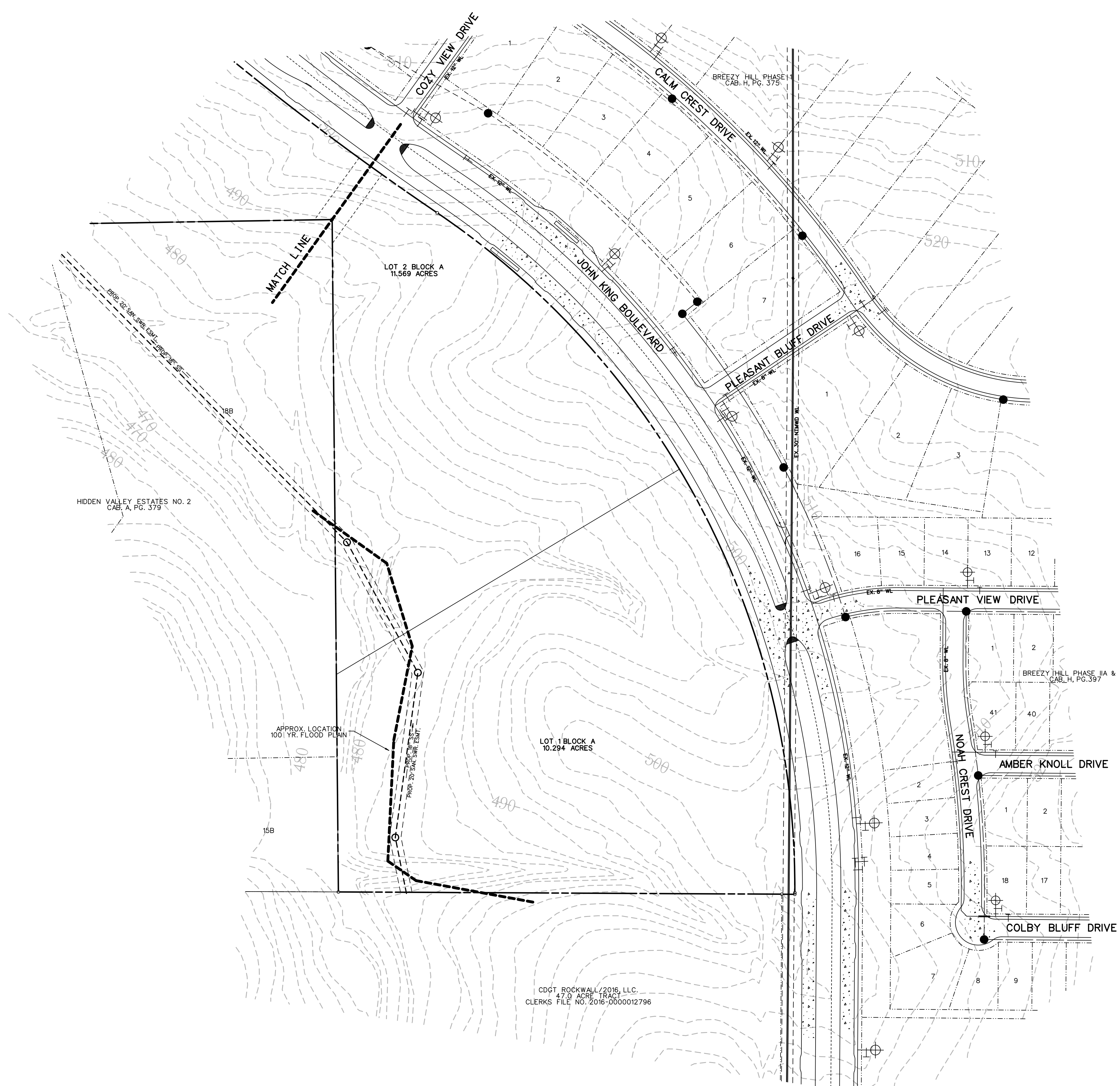
Zoning: Planned Development District (PD-74)

TOTAL ACRES	44.525
TOTAL ESTATE LOTS	4
DENSITY	11.131

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

APRIL 2022 SCALE 1" = 100'

0 50 100 200  
SCALE: 1" = 100'



CDGT, ROCKWALL (2016), LLC.  
47.0 ACRE TRACT  
CLERKS FILE NO. 2016-000012796

PRELIMINARY  
WATER & SANITARY PLAN  
OF  
**BREEZY HILL ESTATES**  
LOTS 1-4, BLOCK A  
BEING 44.525 ACRES  
OUT OF THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187  
IN THE  
CITY OF ROCKWALL  
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OWNER  
SMITH FAMILY ACRES, LLC.  
800 EAGLE PASS  
HEATH, TEXAS 75032

Zoning: Planned Development District (PD-74)

TOTAL ACRES	44.525
TOTAL ESTATE LOTS	4
DENSITY	11.131

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

APRIL 2022 SCALE 1" = 100'



DATE: June 3, 2022

TO: Heather Cullins  
401 County Ridge Road  
Rockwall, TX, 75087

FROM: Henry Lee  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2022-020; *Preliminary Plat for Smith Family Acres*

Heather Cullins:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 16, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On May 10, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat by a vote of 6-0, with Commissioner Womble absent.

City Council

On May 16, 2022, the City Council approved a motion to approve the preliminary plat with the conditions of approval by a vote of 7-0.

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-6434.

Sincerely,

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

Henry Lee  
Planner

## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Friday, April 22, 2022 4:20 PM  
**To:** 'heathercullins@gmail.com'  
**Subject:** Project Comments P2022-020  
**Attachments:** Project Comments (04.22.2022).pdf; Engineering Mark-Ups (04.22.2022).pdf

Good Afternoon,

Attached are the project comments in reference to your case, P2022-020. Make note of the meeting dates; let staff know if you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

## Lee, Henry

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**From:** Chase Finch <CFinch@corwinengineering.com>  
**Sent:** Thursday, May 5, 2022 1:18 PM  
**To:** Williams, Amy; Lee, Henry; Miller, Ryan  
**Cc:** heathercullins@gmail.com  
**Subject:** RE: Smith Family Acres  
**Attachments:** Preplat pg. 1.pdf; Preplat pg. 2.pdf

Please see attached.

Thank you,

Chase Finch  
Corwin Engineering, Inc.  
972-396-1200

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**From:** Williams, Amy <AWilliams@rockwall.com>  
**Sent:** Wednesday, May 4, 2022 1:54 PM  
**To:** Chase Finch <CFinch@corwinengineering.com>; Lee, Henry <HLee@rockwall.com>; Miller, Ryan <RMiller@rockwall.com>  
**Cc:** heathercullins@gmail.com  
**Subject:** RE: Smith Family Acres

You still need to show the proposed water line and sewer for the site on the preliminary plat.

*Thank you,  
Amy Williams, P.E.  
Director of Public Works/City Engineer  
City of Rockwall  
385 S. Goliad  
Rockwall, TX 75087  
972-771-7746  
972-771-7748 (fax)*

*"This email contains the thought and opinions of Amy Williams and does not reflect official City policy."*

---

**From:** Chase Finch <[CFinch@corwinengineering.com](mailto:CFinch@corwinengineering.com)>  
**Sent:** Wednesday, May 4, 2022 11:20 AM  
**To:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>; Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>; Williams, Amy <[AWilliams@rockwall.com](mailto:AWilliams@rockwall.com)>  
**Cc:** [heathercullins@gmail.com](mailto:heathercullins@gmail.com)  
**Subject:** Smith Family Acres

Good morning Henry,

Please see attached for the revised preplat for Smith Family Acres. Let me know if you have any questions and if we need to meet to discuss.

Thank you,

Chase Finch  
Corwin Engineering, Inc.  
972-396-1200

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