



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P7021-048

**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> \$399

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 2075 AIRPORT RD

Subdivision EPTON ADDITION Lot 1 Block A

General Location AIRPORT RD + FM 3549

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

Current Zoning RES Current Use RESIDENTIAL

Proposed Zoning SF (1 AC) Proposed Use SAME

Acreage 4.95 AC Lots [Current] 1 Lots [Proposed] 3

**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 <u>JEREMY EPTON</u>	<input checked="" type="checkbox"/> Applicant <u>SAME</u>
Contact Person _____	Contact Person _____
Address <u>2075 AIRPORT RD</u>	Address _____
City, State & Zip <u>ROCKWALL, TX 75087</u>	City, State & Zip _____
Phone <u>214-490-4047</u>	Phone _____
E-Mail <u>jeremy.epton@cbdfw.com</u>	E-Mail _____

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JEREMY EPTON [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 \$ 399<sup>00</sup>, to cover the cost of this application, has been paid to the City of Rockwall on this the 17 day of Sept, 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."

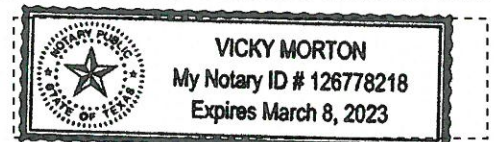
Given under my hand and seal of office on this the 17 day of Sept, 2021

Owner's Signature

[Signature]

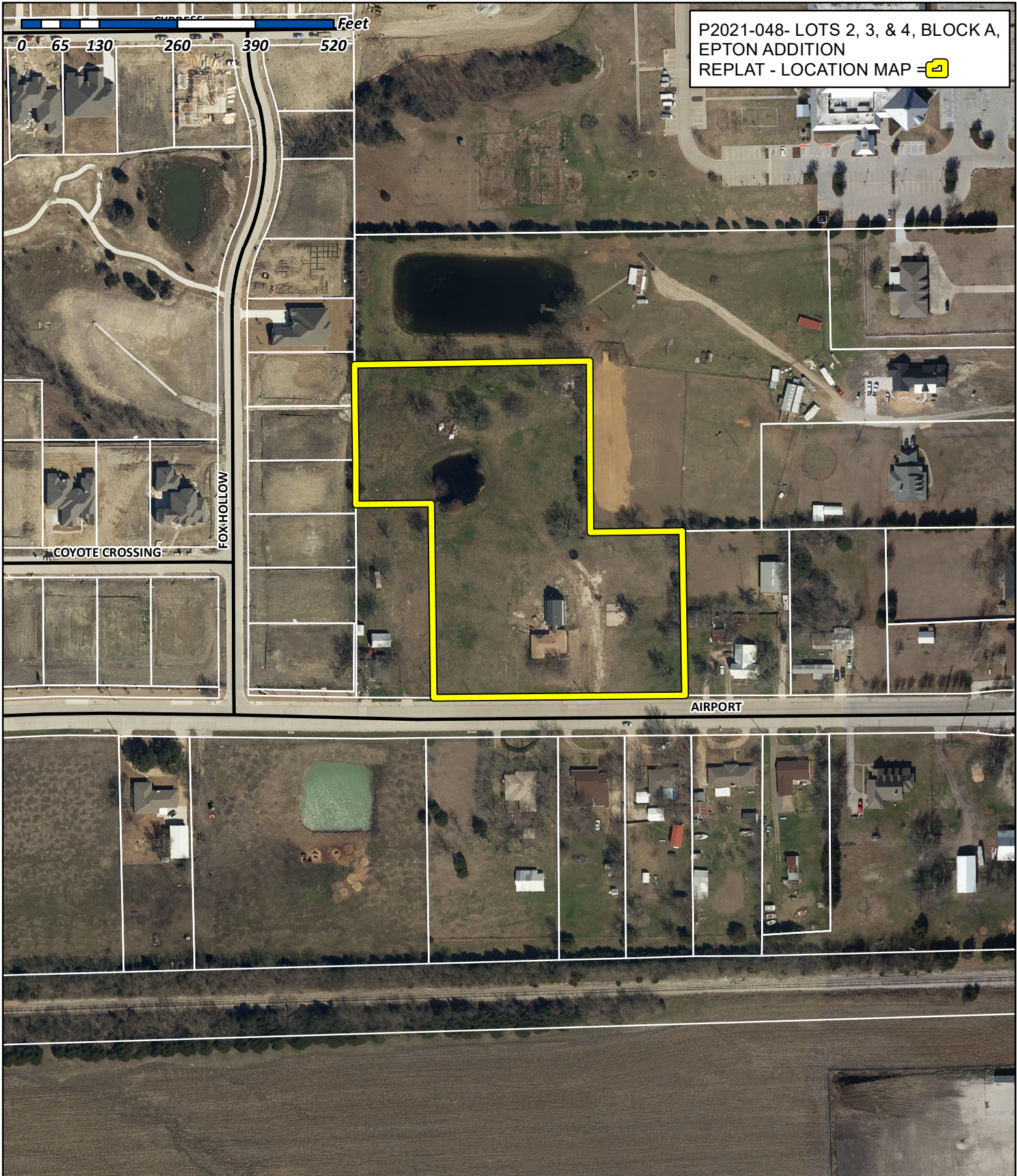
Notary Public in and for the State of Texas


Vicky Morton



My Commission Expires

3-8-2023



P2021-048- LOTS 2, 3, & 4, BLOCK A,  
EPTON ADDITION  
REPLAT - LOCATION MAP = 

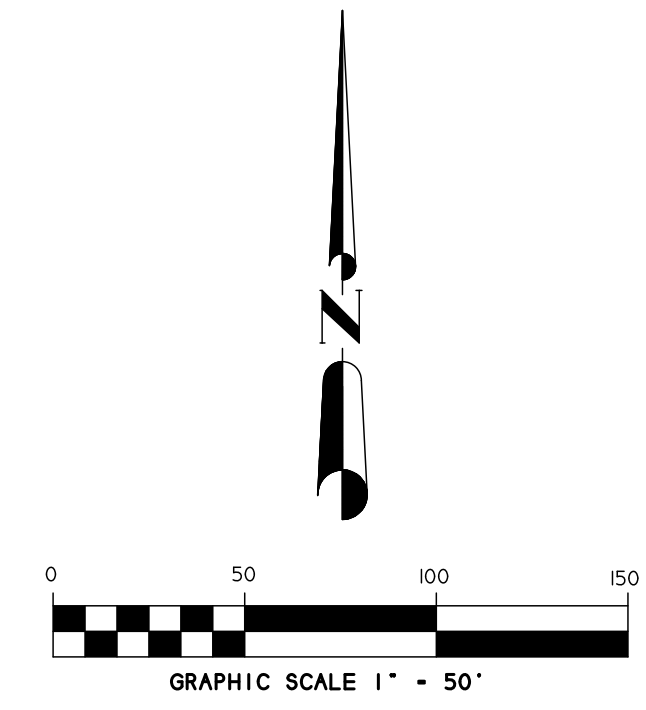
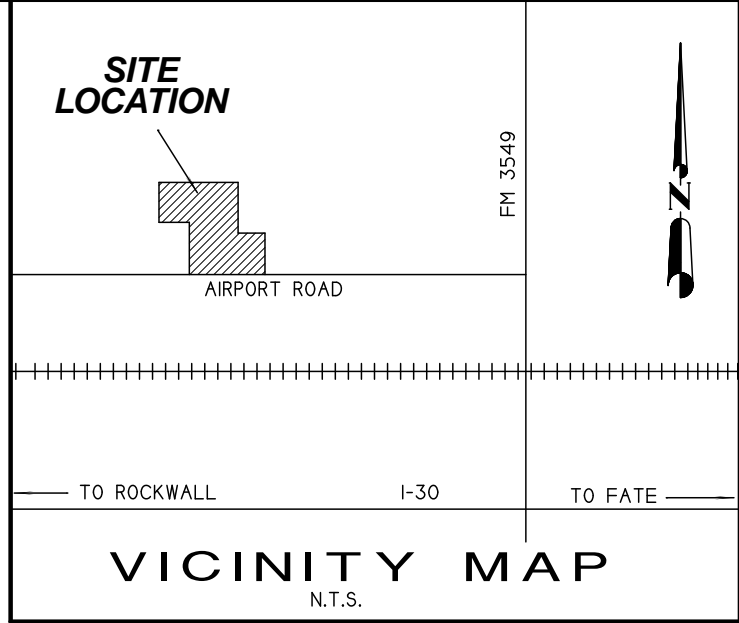
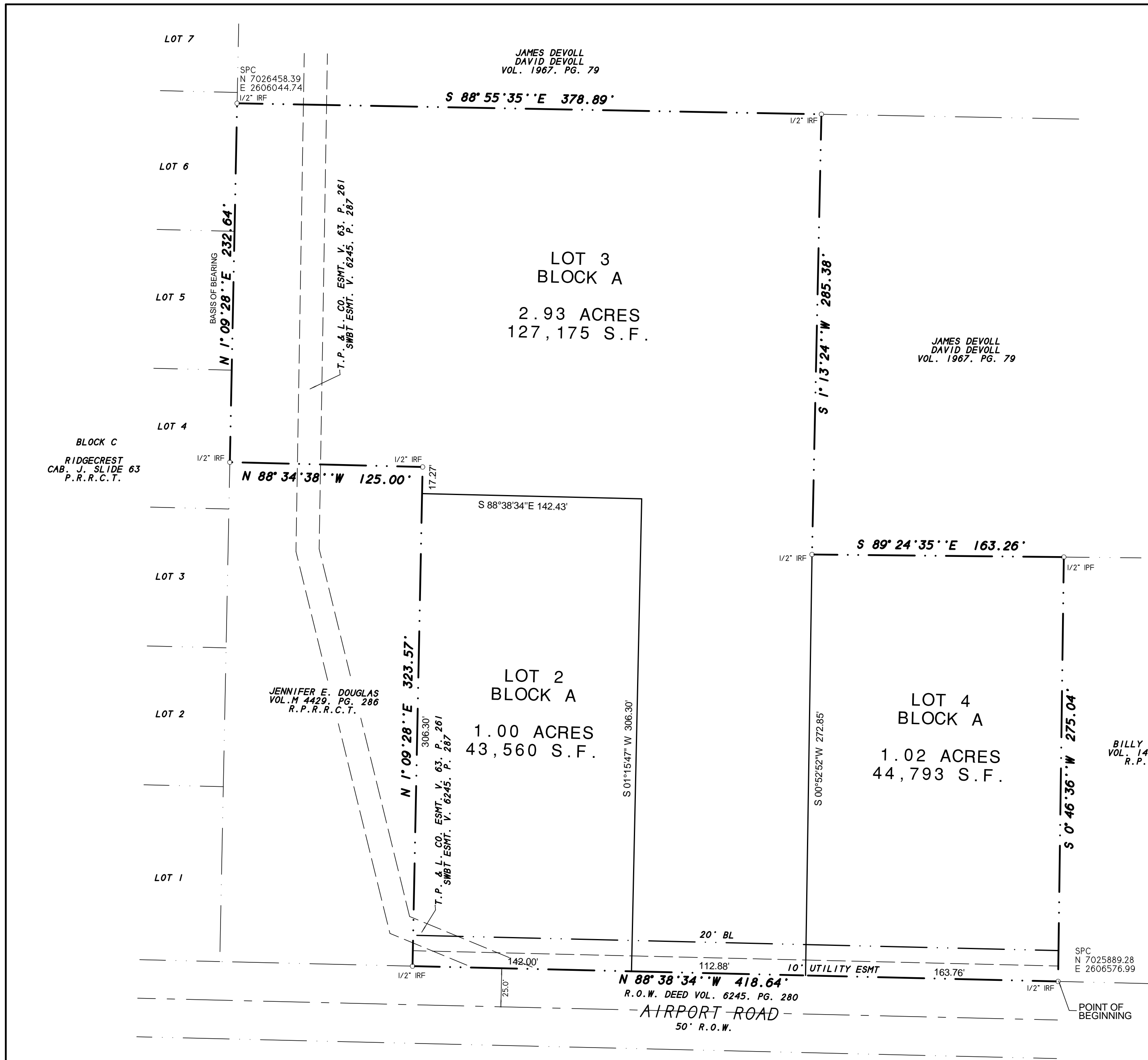


# City of Rockwall

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.





REPLAT  
**EPTON ADDITION**  
LOTS 2, 3 & 4, BLOCK A  
4.95 ACRES OR 215,528 S.F.  
( 3 LOTS )  
E. M. ELLIOTT SURVEY, A-80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- GENERAL NOTES:
- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.
  - 2) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 3) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 4) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

**OWNER:**  
JEREMY EPTON  
KRISTI EPTON  
2075 AIRPORT ROAD  
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)	TELEVISION CABLE RIDER
(GAS)	GAS RIDER
(TEL)	TEL. RIDER
(FIRE)	FIRE HYDRANT
(P)	POWER POLE
(ELEC)	ELECTRIC METER
(ELEC)	ELECTRIC BOX
(ELEC)	ELECTRIC SUBSURFACE JUNCTION BOX
(NO)	NO. 10 LIGHT POLE
(LP)	LP GAS PIPING FOUND CORNER
(1/2" IRF)	1/2" IRF
(A/C)	A/C COND. UNIT
(PROF)	PROFANE MARK
(-X-)	FENCE
(---)	EASEMENT LINE
(---)	Surveyed by Deeds

SURVEY DATE: SEPTEMBER 13, 2021  
SCALE: 1" = 50'  
FILE #: 20150309RP  
CLIENT: EPTON

OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Jeremy Epton and Kristi Epton, BEING THE OWNERS 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 E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land as described in a Warranty deed from Arvel Gray and Lena Gray to J.E. Parker and Deloris Estelle Parker, dated August 19, 1967 and being recorded in Volume 80, Page 41 of the Deed Records of Rockwall County, Texas, and also a part of a tract of land as described in a Special Warranty deed from Bobby H. Douglas to Deloris Estelle Douglas, dated August 26, 2000 and being recorded in Volume 2011, Page 267 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east boundary line of said Parker tract and the west boundary line of a tract of land as described in a Warranty deed to Billy W. Peoples, as recorded in Volume 1464, Page 321 of the Real Property Records of Rockwall County, Texas, said point being N. 00 deg. 46 min. 36 sec. E., 24.91 feet from the southeast corner of said Parker tract and in the north right-of-way line of Airport Road, per deed recorded in Volume 6245, Page 280 of the Official Public Records of Rockwall County, Texas;

THENCE N. 88 deg. 38 min. 34 sec. W. along the north right-of-way line of Airport Road, a distance of 418.64 feet to a 1/2" iron rod found for corner in the east boundary line of a tract of land as described in a Warranty deed to Jennifer Douglas, as recorded in Volume 4429, Page 286 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 09 min. 28 sec. E. along the east line of said Jennifer Douglas tract, a distance of 323.57 feet to a 1/2" iron rod found for corner at the northeast corner of same;

THENCE N. 88 deg. 34 min. 38 sec. W. along the north line of said tract, a distance of 125.00 feet to a 1/2" iron rod found for corner at the northwest corner of same;

THENCE N. 01 deg. 09 min. 28 sec. E. a distance of 232.64 feet to a 1/2" iron rod found for corner at the northwest corner of said Deloris Estelle Douglas tract;

THENCE S. 88 deg. 55 min. 35 sec. E. a distance of 378.89 feet to a 1/2" iron rod found for corner at the northeast corner of said Deloris Estelle Douglas tract;

THENCE S. 01 deg. 13 min. 24 sec. W. a distance of 285.38 feet to a 1/2" iron rod found for corner at the northwest corner of said Parker tract;

THENCE S. 89 deg. 24 min. 35 sec. E. a distance of 163.26 feet to a 1/2" iron pipe found for corner at the northeast corner of said Parker tract and northwest corner of said Peoples tract;

THENCE S. 00 deg. 46 min. 36 sec. W. a distance of 275.04 feet to the POINT OF BEGINNING and containing 215,528 square feet or 4.95 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 EPTON ADDITION, LOTS 2, 3 & 4, 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 EPTON ADDITION, LOTS 2, 3 & 4, 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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

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.

JEREMY EPTON \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEREMY EPTON 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: \_\_\_\_\_

KRISTI EPTON \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KRISTI EPTON 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 replat of EPTON ADDITION, LOTS 2, 3 & 4, 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 \_\_\_\_\_

REPLAT  
EPTON ADDITION  
LOTS 2, 3 & 4, BLOCK A  
4.95 ACRES OR 215,528 S.F.  
( 3 LOTS )

E. M. ELLIOTT SURVEY, A-80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊗ TELEPHONE CABLE RISER	⊗ GAS METER
⊗ PHASE RISER	⊗ FIRE HYDRANT
⊗ POWER POLE	⊗ 4" RIF. MANHOLE (CORNER)
⊗ ELEC. SUBURFACE JUNCTION BOX	⊗ 6" RIF. MANHOLE
⊗ WATER METER	⊗ LIGHT POLE
⊗ AIR COND. UNIT	⊗ PROPANE TANK
— EASEMENT LINE	— PROPERTY LINES

OWNER:  
JEREMY EPTON  
KRISTI EPTON  
2075 AIRPORT ROAD  
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 SEPTEMBER 13, 2021  
SCALE 1" = 50'  
CLIENT EPTON



# 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:** September 28, 2021  
**APPLICANT:** Jeremy Epton  
**CASE NUMBER:** P2021-048; *Replat for Lots 2, 3, & 4, Block A, Epton Addition*

---

### SUMMARY

Consider a request by Jeremy Epton for the approval of a Replat for Lots 2, 3, & 4, Block A, Epton Addition being a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 1 (SF-1) District, addressed as 2075 Airport Road, and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 4.95-acre parcel of land into three (3) lots (*i.e. Lots 2, 3, & 4, Block A, Epton Addition*) for the purpose of constructing single-family homes on two (2) of the lots (*i.e. Lots 2 & 4, Block A, Epton Addition*). Currently, the subject property has a single-family home on Lot 3. The subject property is zoned Single-Family 1 (SF-1) District.
- On March 16, 1998 the City Council approved *Ordinance No. 98-10* annexing the subject property. The City's historic zoning maps show that the subject property was zoned Agricultural (AG) District at the time of annexation. On January 2, 2018 the City Council approved a final plat (*i.e. Case No. P2017-071*) establishing Lot 1, Block A, Epton Addition. On August 16, 2021 the subject property was rezoned from Agricultural (AG) District to Single-Family 1 (SF-1) District by *Ordinance No. 21-42 (i.e. Case No. Z2021-031)*.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *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 Replat 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 Replat for Lot 2, 3, & 4, Block A, Epton Addition, 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) Any construction resulting from the approval of this Replat 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: 9/23/2021

PROJECT NUMBER: P2021-048  
PROJECT NAME: Lots 2, 3, & 4, Block A, Epton Addition  
SITE ADDRESS/LOCATIONS: 2075 AIRPORT RD, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: [agamez@rockwall.com](mailto:agamez@rockwall.com)

CASE CAPTION:

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Andrew Reyna	09/20/2021	Needs Review

---

09/20/2021: P2021-048; Lot 2, 3, & 4, Block A, Epton Addition

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

- I.1 This is a request for the approval of a Replat for Lots 2, 3, & 4, Block A, Epton Addition being a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 1 (SF-1) District, addressed as 2075 Airport Road.
- I.2 For questions or comments concerning this case please contact Andrew Reyna in the Planning Department at (972) 772-6488 or email [areyna@rockwall.com](mailto:areyna@rockwall.com).
- M.3 For reference, include the case number (P2021-048) in the lower right-hand corner of all pages on future submittals.
- M.4 Ghost in old lot information (i.e. Lot 1, Block A)
- M.5 Correct Title Block as follows:

Final Plat  
Epton Addition  
Lots 2, 3, & 4, Block A  
4.95 Acres or 215,528 S.F.  
(3 Lots)  
Being a replat of Lot 1, Block A, Epton Addition  
E.M. Elliott Survey, A-80  
City of Rockwall, Rockwall County, Texas

- I.6 Please be sure to address all comments made by the Engineering Department.
- I.7 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.
- I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by October 5, 2021 or as soon as possible for a subsequent review prior approval.
- I.9 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.
- I.10 This City Council meeting date for this case will be October 4, 2021.

I.11 Please note that once the Replat 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/23/2021	Needs Review

09/23/2021: M - Include note, "5. Property owner shall be responsible for maintenance, repair and replacement of drainage and detention systems onsite.

I-Must have a Wetland & Waters of the US study to determine if the pond can be filled in.

I - Additional lots must tie into water an sewer lines in Airport Road. Full panel concrete replacement is required.

I - Driveway spacing to be 100' minimum and must be concrete in the ROW.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Andrew Reyna	09/20/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/20/2021	Approved

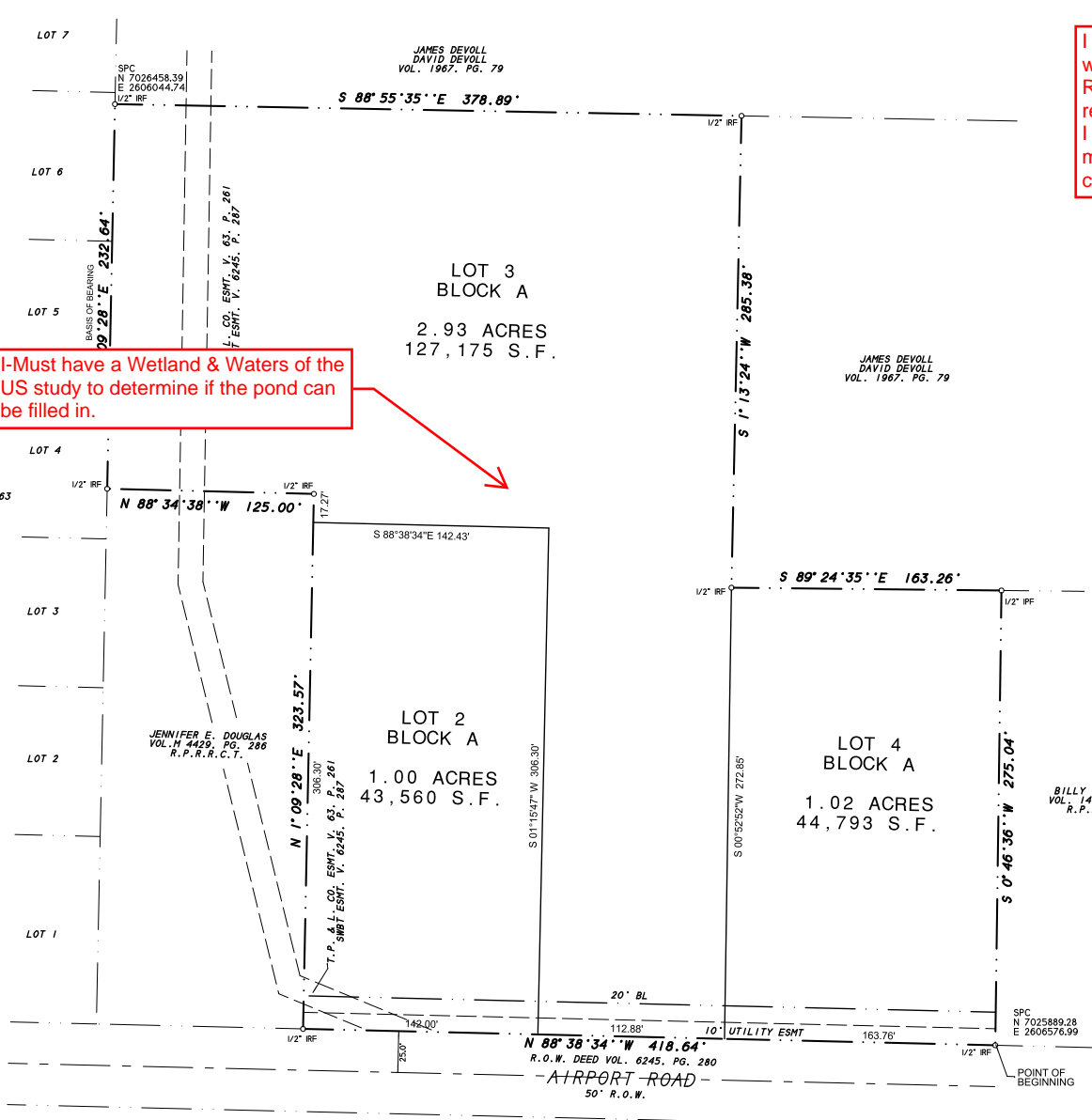
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Andrew Reyna	09/20/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/20/2021	Approved w/ Comments

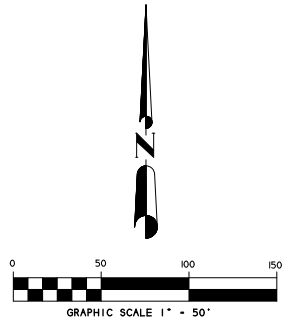
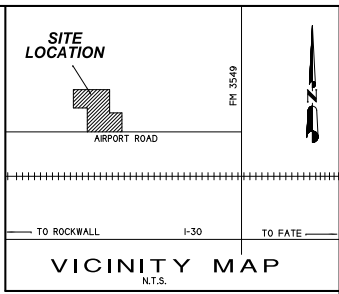
09/20/2021: No comments



I - Additional lots must tie into water or sewer lines in Airport Road. Full panel concrete replacement is required.  
 I - Driveway spacing to be 100' minimum and must be concrete in the ROW.

I-Must have a Wetland & Waters of the US study to determine if the pond can be filled in.

Include note "5. Property owner shall be responsible for maintenance, repair and replacement of drainage and detention systems onsite."



REPLAT  
**EPTON ADDITION**  
 LOTS 2, 3 & 4, BLOCK A

4.95 ACRES OR 215,528 S.F.  
 ( 3 LOTS )

E. M. ELLIOTT SURVEY, A-80  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- GENERAL NOTES:
- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.
  - 2) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2006, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 3) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 4) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SHEET 1 OF 2

OWNER:  
 JEREMY EPTON  
 KRISTI EPTON  
 2075 AIRPORT ROAD  
 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

SYMBOL LEGEND	
	EASEMENT
	RIGHT OF WAY
	SURVEY BOUNDARY
	UTILITY EASEMENT
	WETLAND
	PROPOSED DRIVEWAY
	PROPOSED LOT
	PROPOSED STREET
	PROPOSED ALLEY
	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED WETLAND
	PROPOSED DRIVEWAY
	PROPOSED LOT
	PROPOSED STREET
	PROPOSED ALLEY
	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED WETLAND

SURVEY DATE: SEPTEMBER 13, 2021  
 SCALE: 1" = 50' FILE # 20150309RP  
 CLIENT: EPTON





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P7021-048

**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> \$399

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 2075 AIRPORT RD

Subdivision EPTON ADDITION Lot 1 Block A

General Location AIRPORT RD + FM 3549

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

Current Zoning RES Current Use RESIDENTIAL

Proposed Zoning SF (1 AC) Proposed Use SAME

Acreage 4.95 AC Lots [Current] 1 Lots [Proposed] 3

**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 <u>JEREMY EPTON</u>	<input checked="" type="checkbox"/> Applicant <u>SAME</u>
Contact Person _____	Contact Person _____
Address <u>2075 AIRPORT RD</u>	Address _____
City, State & Zip <u>ROCKWALL, TX 75087</u>	City, State & Zip _____
Phone <u>214-490-4047</u>	Phone _____
E-Mail <u>jeremy.epton@cbdfw.com</u>	E-Mail _____

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JEREMY EPTON [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 \$ 399<sup>00</sup>, to cover the cost of this application, has been paid to the City of Rockwall on this the 17 day of Sept, 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."

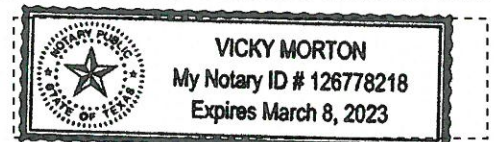
Given under my hand and seal of office on this the 17 day of Sept, 2021

Owner's Signature

[Signature]

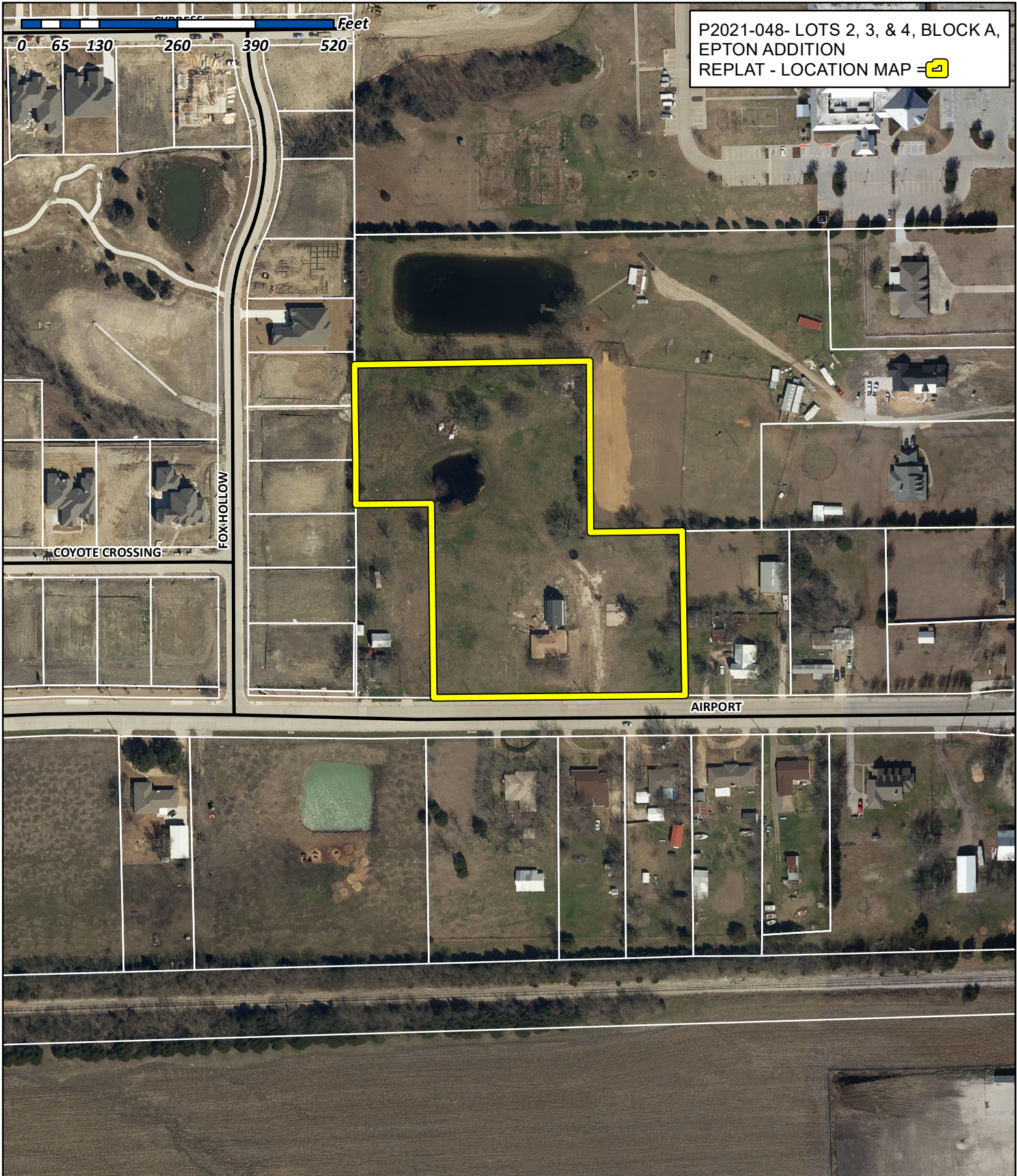
Notary Public in and for the State of Texas


Vicky Morton



My Commission Expires

3-8-2023



P2021-048- LOTS 2, 3, & 4, BLOCK A,  
EPTON ADDITION  
REPLAT - LOCATION MAP = 

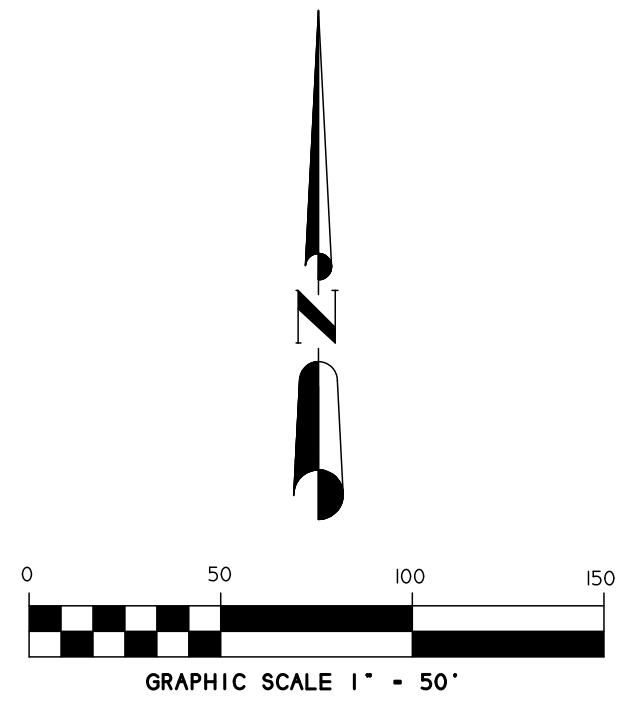
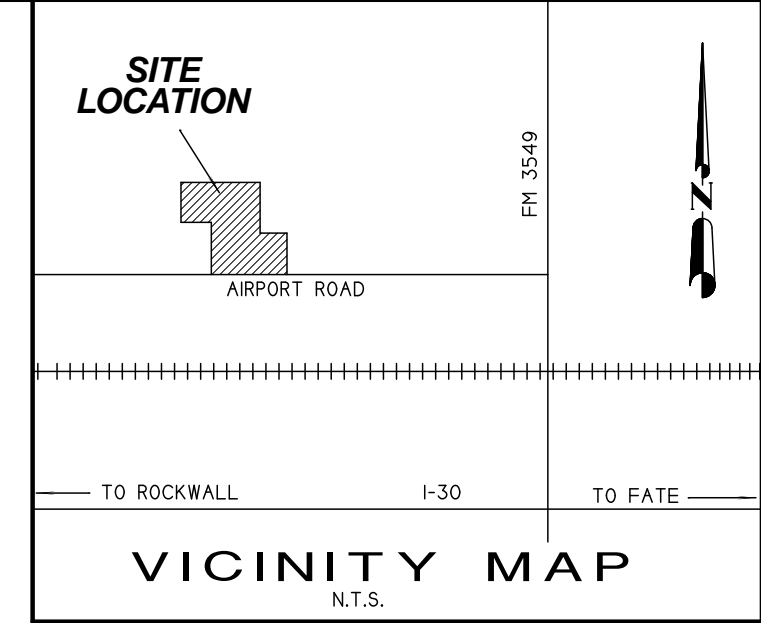


# City of Rockwall

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.





REPLAT  
**EPTON ADDITION**

LOTS 2, 3 & 4, BLOCK A  
 4.95 ACRES OR 215,528 S.F.  
 ( 3 LOTS )

E. M. ELLIOTT SURVEY, A-80  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- GENERAL NOTES:
- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.
  - 2) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 3) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 4) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SHEET 1 OF 2

SYMBOL LEGEND	
TV	TELEVISION CABLE RIDER
⊙	GAS METER
⊙	TEL. METER
⊙	PROBE RIDER
⊙	FH. FREE HYDRANT
⊙	FP. POWER POLE
⊙	ELEC. BOX
⊙	ELEC. SUBSURFACE JUNCTION BOX
⊙	NO. ALICE LIGHT POLE
⊙	LP. PIPE BOX FOUND CORNER
⊙	1/2" BE. IRP
⊙	ALL COND. IRP
⊙	PROPR. MARK
---	EASEMENT LINE
---	BOUNDARY LINE

OWNER:  
 JEREMY EPTON  
 KRISTI EPTON  
 2075 AIRPORT ROAD  
 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 SEPTEMBER 13, 2021  
 SCALE 1" = 50' FILE # 20150309RP  
 CLIENT EPTON

OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Jeremy Epton and Kristi Epton, BEING THE OWNERS 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 E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land as described in a Warranty deed from Arvel Gray and Lena Gray to J.E. Parker and Deloris Estelle Parker, dated August 19, 1967 and being recorded in Volume 80, Page 41 of the Deed Records of Rockwall County, Texas, and also a part of a tract of land as described in a Special Warranty deed from Bobby H. Douglas to Deloris Estelle Douglas, dated August 26, 2000 and being recorded in Volume 2011, Page 267 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east boundary line of said Parker tract and the west boundary line of a tract of land as described in a Warranty deed to Billy W. Peoples, as recorded in Volume 1464, Page 321 of the Real Property Records of Rockwall County, Texas, said point being N. 00 deg. 46 min. 36 sec. E., 24.91 feet from the southeast corner of said Parker tract and in the north right-of-way line of Airport Road, per deed recorded in Volume 6245, Page 280 of the Official Public Records of Rockwall County, Texas;

THENCE N. 88 deg. 38 min. 34 sec. W. along the north right-of-way line of Airport Road, a distance of 418.64 feet to a 1/2" iron rod found for corner in the east boundary line of a tract of land as described in a Warranty deed to Jennifer Douglas, as recorded in Volume 4429, Page 286 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 09 min. 28 sec. E. along the east line of said Jennifer Douglas tract, a distance of 323.57 feet to a 1/2" iron rod found for corner at the northeast corner of same;

THENCE N. 88 deg. 34 min. 38 sec. W. along the north line of said tract, a distance of 125.00 feet to a 1/2" iron rod found for corner at the northwest corner of same;

THENCE N. 01 deg. 09 min. 28 sec. E. a distance of 232.64 feet to a 1/2" iron rod found for corner at the northwest corner of said Deloris Estelle Douglas tract;

THENCE S. 88 deg. 55 min. 35 sec. E. a distance of 378.89 feet to a 1/2" iron rod found for corner at the northeast corner of said Deloris Estelle Douglas tract;

THENCE S. 01 deg. 13 min. 24 sec. W. a distance of 285.38 feet to a 1/2" iron rod found for corner at the northwest corner of said Parker tract;

THENCE S. 89 deg. 24 min. 35 sec. E. a distance of 163.26 feet to a 1/2" iron pipe found for corner at the northeast corner of said Parker tract and northwest corner of said Peoples tract;

THENCE S. 00 deg. 46 min. 36 sec. W. a distance of 275.04 feet to the POINT OF BEGINNING and containing 215,528 square feet or 4.95 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 EPTON ADDITION, LOTS 2, 3 & 4, 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 EPTON ADDITION, LOTS 2, 3 & 4, 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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

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.

JEREMY EPTON \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEREMY EPTON 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: \_\_\_\_\_

KRISTI EPTON \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KRISTI EPTON 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 replat of EPTON ADDITION, LOTS 2, 3 & 4, 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 \_\_\_\_\_

REPLAT  
**EPTON ADDITION**  
LOTS 2, 3 & 4, BLOCK A  
4.95 ACRES OR 215,528 S.F.  
( 3 LOTS )

E. M. ELLIOTT SURVEY, A-80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊕ TELEPHONE	⊕ GAS
⊕ CABLE WIRE	⊕ TEL. METER
⊕ ELEC. METER	⊕ PHASE RISER
⊕ ELEC. SUBURFACE JUNCTION BOX	⊕ FIRE HYDRANT
⊕ LIGHT POLE	⊕ POWER POLE
⊕ AIR COND. UNIT	⊕ PROFANE TANK
⊕ EASEMENT LINE	⊕ PROPERTY LINES

OWNER:  
JEREMY EPTON  
KRISTI EPTON  
2075 AIRPORT ROAD  
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 SEPTEMBER 13, 2021  
SCALE 1" = 50'  
CLIENT EPTON



# 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:** October 4, 2021  
**APPLICANT:** Jeremy Epton  
**CASE NUMBER:** P2021-048; *Replat for Lots 2, 3, & 4, Block A, Epton Addition*

---

### SUMMARY

Consider a request by Jeremy Epton for the approval of a Replat for Lots 2, 3, & 4, Block A, Epton Addition being a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 1 (SF-1) District, addressed as 2075 Airport Road, and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 4.95-acre parcel of land into three (3) lots (*i.e. Lots 2, 3, & 4, Block A, Epton Addition*) for the purpose of constructing single-family homes on two (2) of the lots (*i.e. Lots 2 & 4, Block A, Epton Addition*). Currently, the subject property has a single-family home on Lot 3. The subject property is zoned Single-Family 1 (SF-1) District.
- On March 16, 1998 the City Council approved *Ordinance No. 98-10* annexing the subject property. The City's historic zoning maps show that the subject property was zoned Agricultural (AG) District at the time of annexation. On January 2, 2018 the City Council approved a final plat (*i.e. Case No. P2017-071*) establishing Lot 1, Block A, Epton Addition. On August 16, 2021 the subject property was rezoned from Agricultural (AG) District to Single-Family 1 (SF-1) District by *Ordinance No. 21-42 (i.e. Case No. Z2021-031)*.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *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 Replat 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 Replat for Lot 2, 3, & 4, Block A, Epton Addition, 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) Any construction resulting from the approval of this Replat 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 September 28, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 6-0, with Commissioner Deckard absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P7021-048

**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> \$399

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 2075 AIRPORT RD

Subdivision EPTON ADDITION Lot 1 Block A

General Location AIRPORT RD + FM 3549

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

Current Zoning RES Current Use RESIDENTIAL

Proposed Zoning SF (1 AC) Proposed Use SAME

Acreage 4.95 AC Lots [Current] 1 Lots [Proposed] 3

**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 <u>JEREMY EPTON</u>	<input checked="" type="checkbox"/> Applicant <u>SAME</u>
Contact Person _____	Contact Person _____
Address <u>2075 AIRPORT RD</u>	Address _____
City, State & Zip <u>ROCKWALL, TX 75087</u>	City, State & Zip _____
Phone <u>214-490-4047</u>	Phone _____
E-Mail <u>jeremy.epton@cbdfw.com</u>	E-Mail _____

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JEREMY EPTON [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 \$ 399<sup>00</sup>, to cover the cost of this application, has been paid to the City of Rockwall on this the 17 day of Sept, 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."

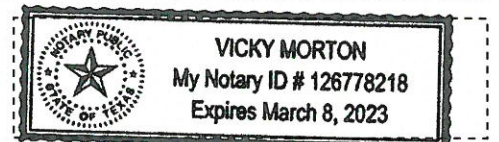
Given under my hand and seal of office on this the 17 day of Sept, 2021

Owner's Signature

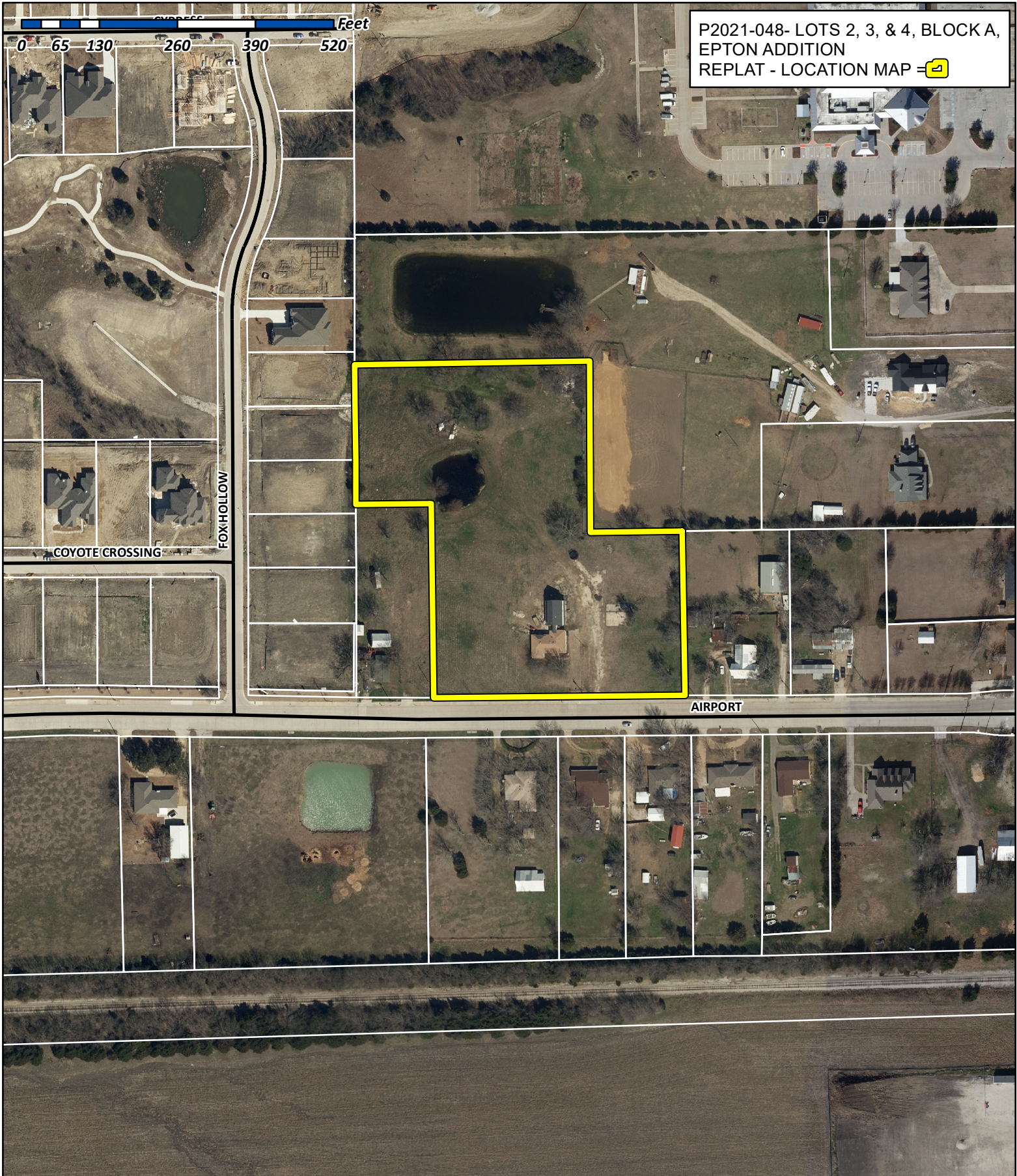
[Signature]


Notary Public in and for the State of Texas

Vicky Morton



My Commission Expires 3-8-2023



P2021-048- LOTS 2, 3, & 4, BLOCK A,  
EPTON ADDITION  
REPLAT - LOCATION MAP = 



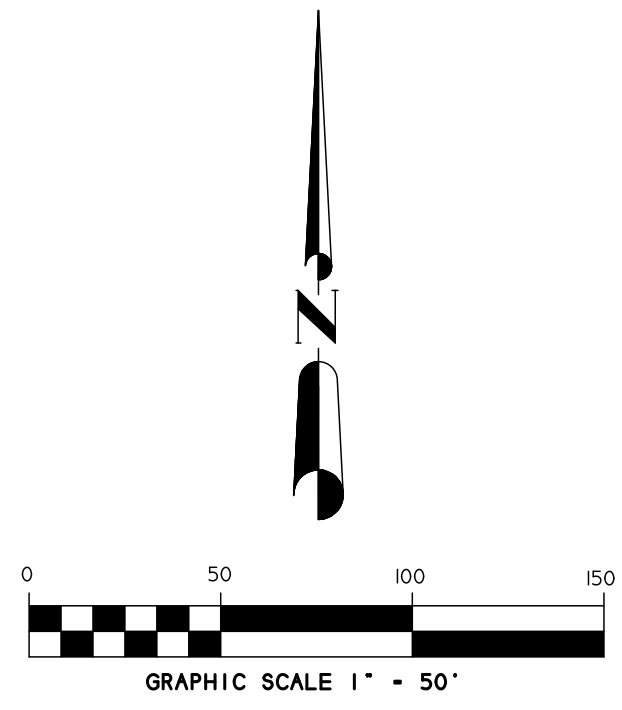
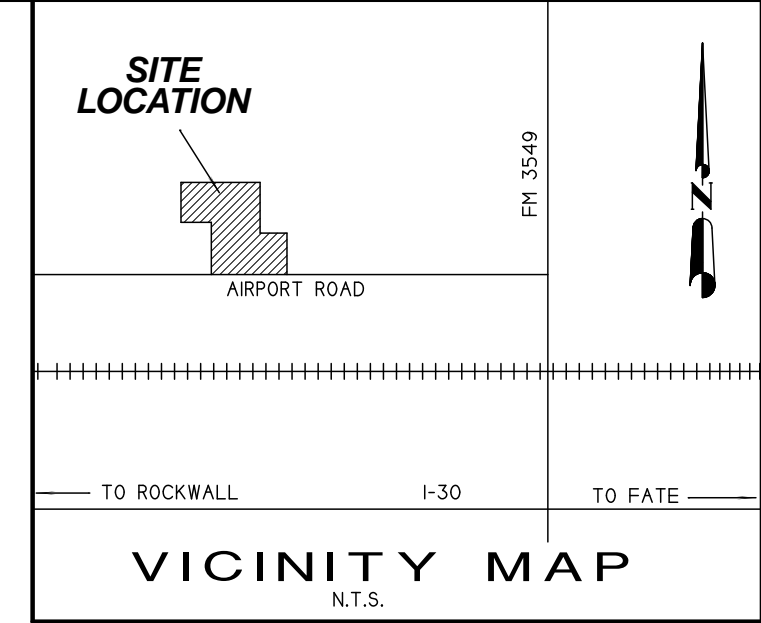
# City of Rockwall

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.







REPLAT  
**EPTON ADDITION**

LOTS 2, 3 & 4, BLOCK A  
 4.95 ACRES OR 215,528 S.F.  
 ( 3 LOTS )

E. M. ELLIOTT SURVEY, A-80  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- GENERAL NOTES:
- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.
  - 2) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 3) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 4) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SHEET 1 OF 2

SYMBOL LEGEND	
TV	TELEVISION CABLE RIDER
⊙	GAS METER
⊙	TEL. METER
⊙	PROBE RIDER
⊙	FI. FREE HYDRANT
⊙	FP. POWER POLE
⊙	ELEC. BOX
⊙	ELEC. SUBSURFACE JUNCTION BOX
⊙	NO. ALICE LIGHT POLE
⊙	LP. PIPE BOX FOUND CORNER
⊙	1/2" BE. IRP
⊙	ALL COND. UNK.
⊙	PROPR. MARK
---	EASEMENT LINE
---	BOUNDARY LINE

OWNER:  
 JEREMY EPTON  
 KRISTI EPTON  
 2075 AIRPORT ROAD  
 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 SEPTEMBER 13, 2021  
 SCALE 1" = 50' FILE # 20150309RP  
 CLIENT EPTON

OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Jeremy Epton and Kristi Epton, BEING THE OWNERS 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 E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land as described in a Warranty deed from Arvel Gray and Lena Gray to J.E. Parker and Deloris Estelle Parker, dated August 19, 1967 and being recorded in Volume 80, Page 41 of the Deed Records of Rockwall County, Texas, and also a part of a tract of land as described in a Special Warranty deed from Bobby H. Douglas to Deloris Estelle Douglas, dated August 26, 2000 and being recorded in Volume 2011, Page 267 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east boundary line of said Parker tract and the west boundary line of a tract of land as described in a Warranty deed to Billy W. Peoples, as recorded in Volume 1464, Page 321 of the Real Property Records of Rockwall County, Texas, said point being N. 00 deg. 46 min. 36 sec. E., 24.91 feet from the southeast corner of said Parker tract and in the north right-of-way line of Airport Road, per deed recorded in Volume 6245, Page 280 of the Official Public Records of Rockwall County, Texas;

THENCE N. 88 deg. 38 min. 34 sec. W. along the north right-of-way line of Airport Road, a distance of 418.64 feet to a 1/2" iron rod found for corner in the east boundary line of a tract of land as described in a Warranty deed to Jennifer Douglas, as recorded in Volume 4429, Page 286 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 09 min. 28 sec. E. along the east line of said Jennifer Douglas tract, a distance of 323.57 feet to a 1/2" iron rod found for corner at the northeast corner of same;

THENCE N. 88 deg. 34 min. 38 sec. W. along the north line of said tract, a distance of 125.00 feet to a 1/2" iron rod found for corner at the northwest corner of same;

THENCE N. 01 deg. 09 min. 28 sec. E. a distance of 232.64 feet to a 1/2" iron rod found for corner at the northwest corner of said Deloris Estelle Douglas tract;

THENCE S. 88 deg. 55 min. 35 sec. E. a distance of 378.89 feet to a 1/2" iron rod found for corner at the northeast corner of said Deloris Estelle Douglas tract;

THENCE S. 01 deg. 13 min. 24 sec. W. a distance of 285.38 feet to a 1/2" iron rod found for corner at the northwest corner of said Parker tract;

THENCE S. 89 deg. 24 min. 35 sec. E. a distance of 163.26 feet to a 1/2" iron pipe found for corner at the northeast corner of said Parker tract and northwest corner of said Peoples tract;

THENCE S. 00 deg. 46 min. 36 sec. W. a distance of 275.04 feet to the POINT OF BEGINNING and containing 215,528 square feet or 4.95 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 EPTON ADDITION, LOTS 2, 3 & 4, 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 EPTON ADDITION, LOTS 2, 3 & 4, 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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

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.

JEREMY EPTON \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEREMY EPTON 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: \_\_\_\_\_

KRISTI EPTON \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KRISTI EPTON 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 replat of EPTON ADDITION, LOTS 2, 3 & 4, 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 \_\_\_\_\_

REPLAT  
**EPTON ADDITION**  
LOTS 2, 3 & 4, BLOCK A  
4.95 ACRES OR 215,528 S.F.  
( 3 LOTS )

E. M. ELLIOTT SURVEY, A-80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊕ TELEPHONE	⊕ GAS
⊕ CABLE WIRE	⊕ TEL. METER
⊕ ELEC. METER	⊕ WATER METER
⊕ ELEC. SUBURFACE JUNCTION BOX	⊕ BELL
⊕ LIGHT POLE	⊕ L.P.
⊕ AIR COND. UNIT	⊕ PROpane TANK
⊕ FENCE	⊕ EASEMENT LINE
⊕ PROPERTY LINES	

OWNER:  
JEREMY EPTON  
KRISTI EPTON  
2075 AIRPORT ROAD  
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 SEPTEMBER 13, 2021  
SCALE 1" = 50'  
CLIENT EPTON



October 5, 2021

TO: JEREMY EPTON  
2075 Airport Rd  
Rockwall, TX 75087

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

SUBJECT: P2021-048; *Replat for Lots 2, 3, & 4, Block A, Epton Addition*

JEREMY EPTON:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on September 28, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

Any construction resulting from the approval of this Replat 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 September 28, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 6-0, with Commissioner Deckard absent.

City Council

On October 4, 2021, City Council approved a motion to recommend approval of the replat by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-6488.

Sincerely,

A handwritten signature in black ink, appearing to be 'AR' or similar initials, written in a cursive style.

ANDREW REYNA  
PLANNER, CITY OF ROCKWALL