



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22020-031 P&Z DATE 08/10/21 CC DATE 08/16/21 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 checked="" type="checkbox"/> HOA MAP
<input checked="" 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 # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-037

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)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
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- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

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- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

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- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: 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

LOT

1

BLOCK

A

GENERAL LOCATION Approx. 1 block west of FM 3549 on Airport Rd. North side

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Ag

CURRENT USE

Residential

PROPOSED ZONING

Ag . Res.

PROPOSED USE

Residential

ACREAGE

4.95

LOTS [CURRENT]

1

LOTS [PROPOSED]

Approx. 46,480 sq ft

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

Jeremy Lance Epton

APPLICANT

CONTACT PERSON

Jeremy Epton

CONTACT PERSON

TINO & JUDY LISCANO

ADDRESS

2075 Airport Rd.

ADDRESS

2316 ANITA

CITY, STATE & ZIP

Rockwell, TX 75087

CITY, STATE & ZIP

MESQUITE TX 75149

PHONE

214-490-4047

PHONE

214-796-2043

E-MAIL

jeremy.epton@cbdfw.com

E-MAIL

TINOTJUDY@YMAIL.COM

NOTARY VERIFICATION [REQUIRED]

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

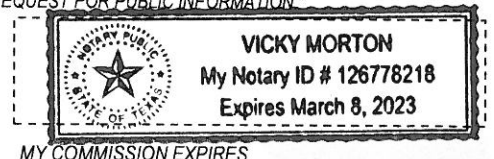
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 274.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF July, 2021. BY SIGNING THIS APPLICATION, 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 16th DAY OF July, 2021

OWNER'S SIGNATURE

Jeremy Epton
Judy Liscano

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Lee, Henry

From: Epton, Jeremy L <jeremy.epton@cbsdfw.com>
Sent: Friday, July 16, 2021 2:21 PM
To: Lee, Henry; Lee, Henry
Subject: Re: Epton Addition Plat on File

Hi Henry,

This is Jeremy Epton. I am the current propert owner of 2075 Airport Rd, Rockwall,TX 75087. I'm sending you this email to make you aware of the agreement between Tino Liscano and Judy Liscano and I on the sell of approx. 1 acre of my property to Judy Liscano. The lot directly east of my existing house is the plot they desire to purchase . It's approx. 46,480 sq ft

Thanks
Jeremy Epton

From: Epton, Jeremy L
Sent: Friday, July 16, 2021 1:50 PM
To: Judy Liscano
Subject: Fw: Epton Addition Plat on File

From: Lee, Henry
Sent: Friday, July 16, 2021 11:32 AM
To: Epton, Jeremy L
Cc: 'pathwayplumbing@yahoo.com'
Subject: Epton Addition Plat on File

Good Morning,

Per our conversation, attached in the plat for the Epton Addition we have on file. Please provide me an email confirming that this is the exhibit you would like to use for your zoning case. Also please provide me with a letter of explanation that details why this rezoning request is being made. Let me know if you have any questions.

Thank you,



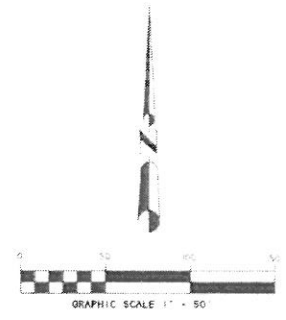
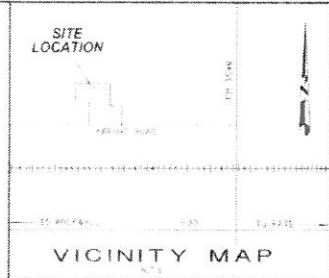
HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

This email was scanned by Bitdefender

***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

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J 323
FINAL PLAT
EPTON ADDITION
LOT 1, BLOCK A

4.95 ACRES OR 215,528 S.F.
(1 LOT)

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 provided 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 permitted therefore absent the required under Ordinance 85-04.
- 2) According to F.M.A. Flood Insurance Rate Map, Community Panel No. 49591C0605, Lot 1, Block A, is in Flood Zone X. This property does not appear to be within a 100-year flood plain.
- 3) BEARING SOURCE: CITY OF ROCKWALL CONCRETE MONUMENT SYSTEM
- 4) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "IRIS 504"

SHEET 1 OF 2

OWNER:
JEREMY EPTON
KRISTI HELMER
2075 AIRPORT ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration # 10190542
6770 FM 1565, ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



PROJECT COMMENTS



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

DATE: 7/22/2021

PROJECT NUMBER: Z2021-031
PROJECT NAME: Zoning Change from AG to SF-1
SITE ADDRESS/LOCATIONS: 2075 AIRPORT RD, ROCKWALL, 75087

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Tino and Judy Liscano on behalf of Jeremy Lance Epton for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 & 2075 Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	07/22/2021	Approved

07/22/2021: Z2021-031; Zoning Change from AG to SF-1 – 2065 & 2075 Airport Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 & 2075 Airport Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property.

I.4 Please note the scheduled meetings for this case:

- (1) Planning & Zoning work session meeting will be held on July 27, 2021.
- (2) Planning & Zoning Work Public Hearing will be held on August 10, 2021.
- (3) City Council Public Hearing will be held on August 16, 2021. [1st Reading of Ordinance]
- (4) City Council regular meeting will be held on September 7, 2021. [2nd Reading of Ordinance]

I.5 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for the scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Approved

07/22/2021: Zoning is approved. Property will need to replat to subdivide.
All Engineering Standards of Design and Construction will apply

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	07/22/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/19/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	07/22/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-037

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SUBDIVISION

LOT

BLOCK

1

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PROPOSED ZONING

Ag. Res.

PROPOSED USE

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ACREAGE

4.95

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LOTS [PROPOSED]

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OWNER

Jeremy Lance Epton

APPLICANT

CONTACT PERSON

Jeremy Epton

CONTACT PERSON

TINO & JUDY LISCANO

ADDRESS

2075 Airport Rd.

ADDRESS

2316 ANITA

CITY, STATE & ZIP

Rockwell, TX 75087

CITY, STATE & ZIP

MESQUITE TX 75149

PHONE

214-490-4047

PHONE

214-796-2043

E-MAIL

jeremy.epton@cbdfw.com

E-MAIL

TINOTJUDY@YMAIL.COM

NOTARY VERIFICATION [REQUIRED]

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

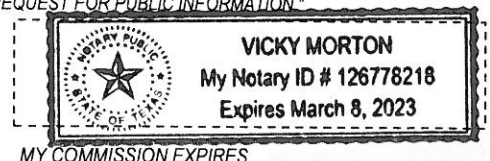
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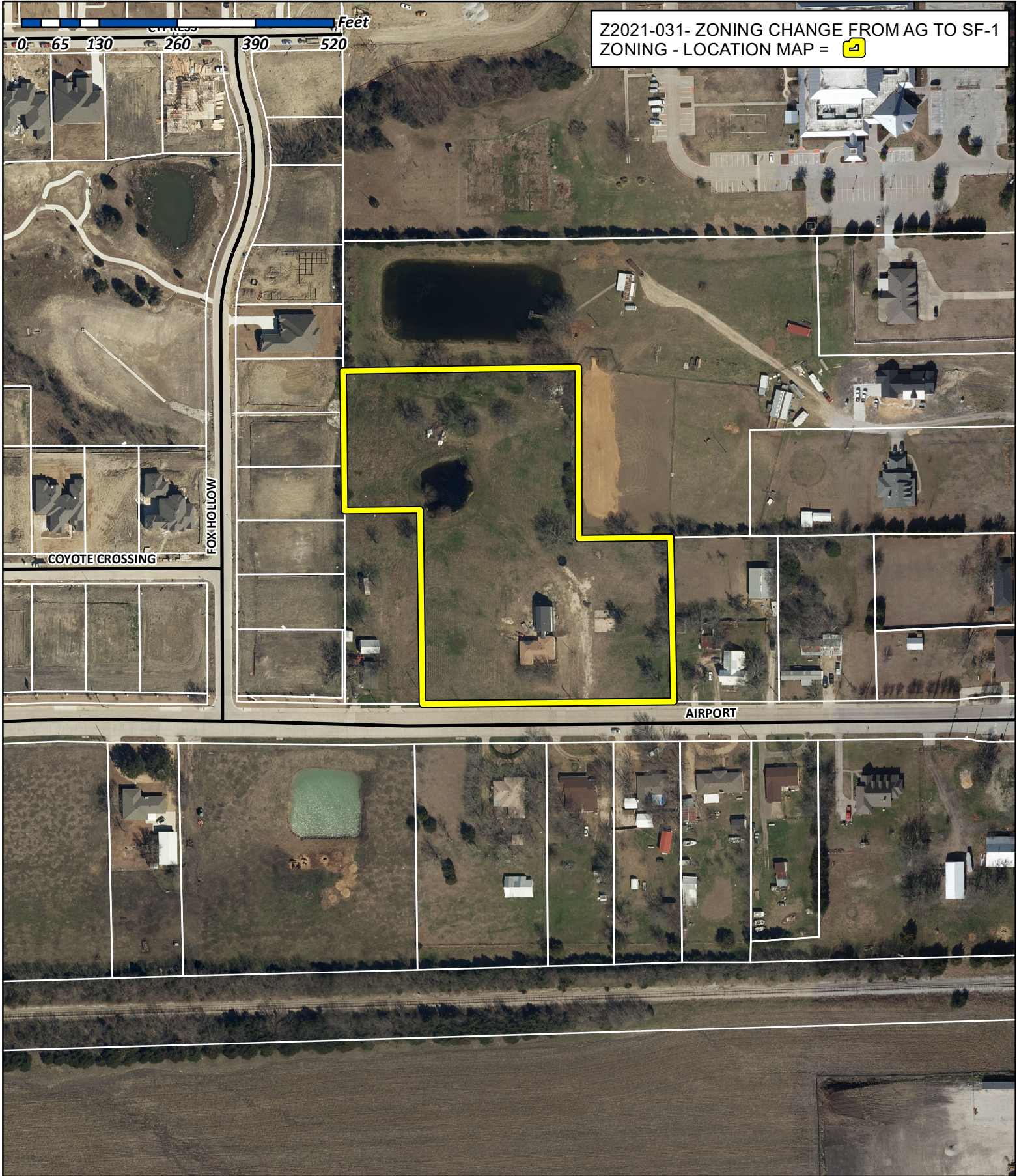
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OWNER'S SIGNATURE

Jeremy Epton

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2021-031- ZONING CHANGE FROM AG TO SF-1
 ZONING - LOCATION MAP = [icon]



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.

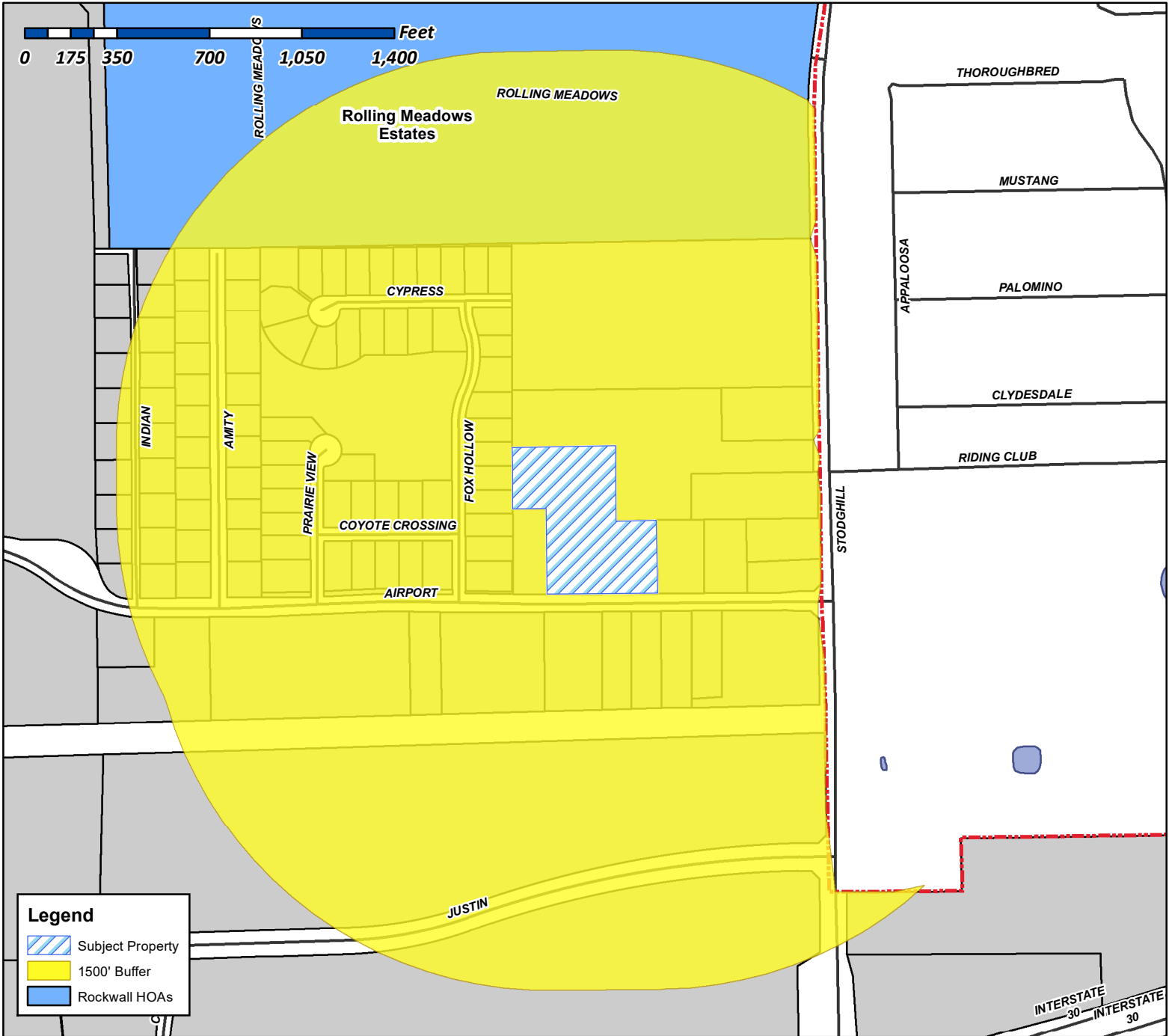




City of Rockwall

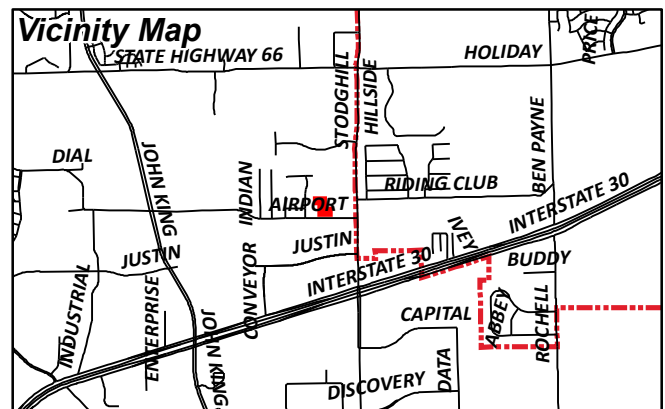
Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2021-031
Case Name: Zoning Change from AG to SF-1
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2075 Airport Road

Date Created: 7/16/2021
For Questions on this Case Call (972) 771-7745

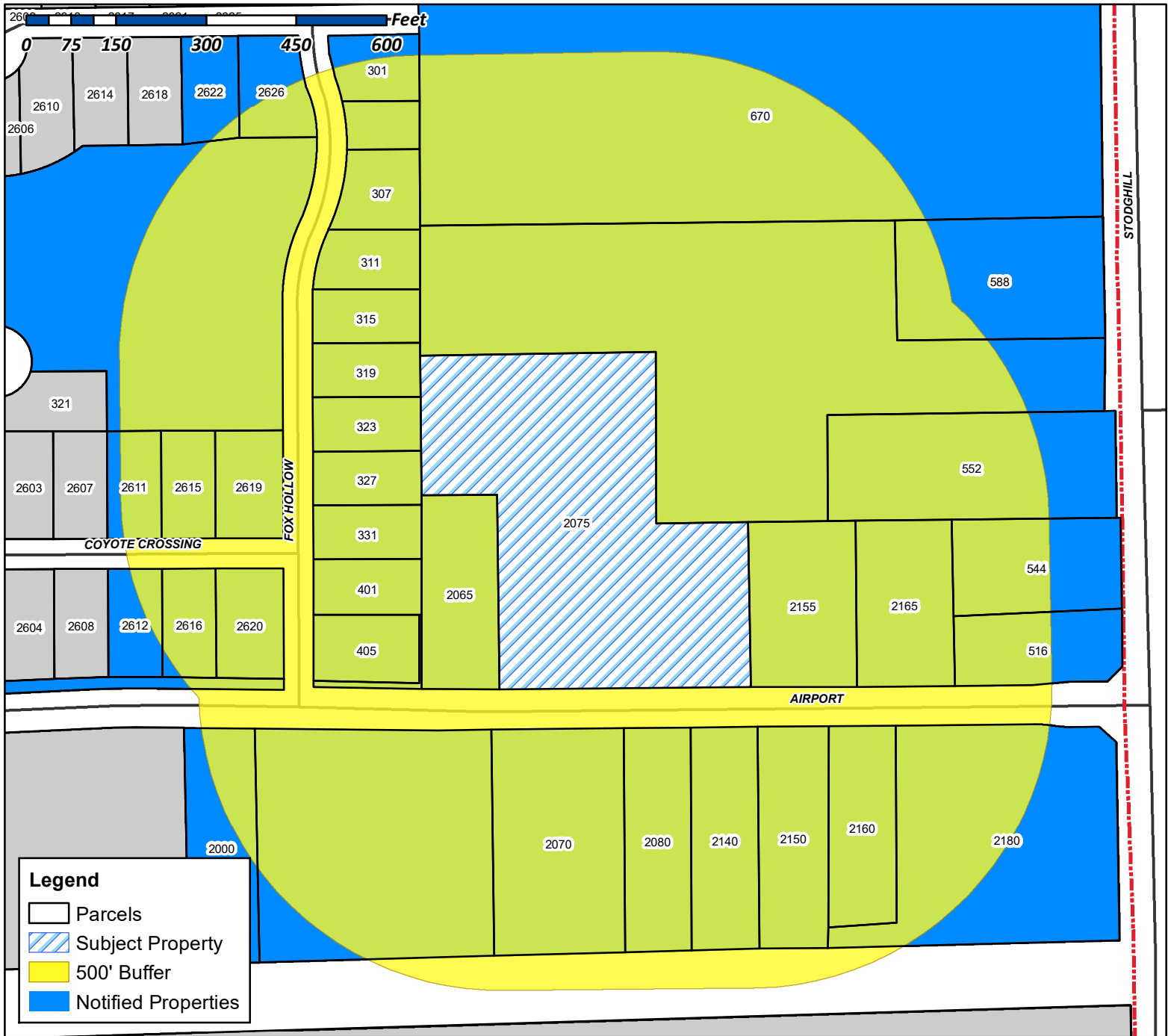




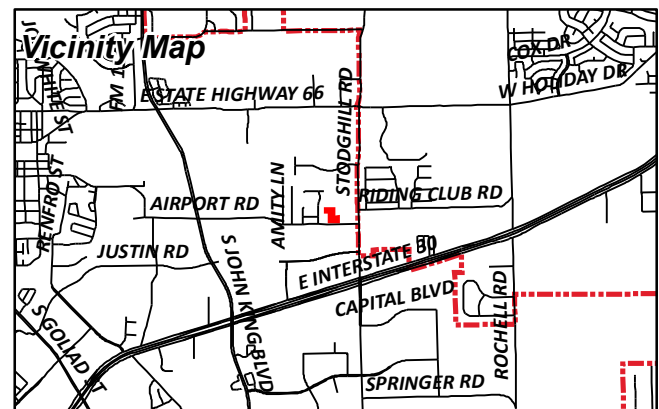
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Case Number: Z2021-031
Case Name: Zoning Change from AG to SF-1
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2075 Airport Road



Date Created: 7/16/2021
 For Questions on this Case Call (972) 771-7745

DEVOLL JAMES DAVID &
JUDY KAY LARSON
FM3549 STODGHILL RD
ROCKWALL, TX 75087

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

PAUL TAYLOR HOMES LIMITED
17950 PRESTON RD STE 700
DALLAS, TX 75252

SPRINGER JOHN STANLEY
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

WHD FAMILY TRUST
WILL H DOUGLAS TRUSTEE
2065 AIRPORT RD
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND
MARK SCHUELER
2070 AIRPORT RD
ROCKWALL, TX 75087

EPTON JEREMY L
2075 AIRPORT RD
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS
2140 AIRPORT ROAD
ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS
2150 AIRPORT RD
ROCKWALL, TX 75087

WATKINS THOMAS FRANK AND MARY ELLEN
2155 AIRPORT ROAD
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE
2160 AIRPORT RD
ROCKWALL, TX 75087

PEOPLES BILLY W
2165 AIRPORT RD
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S
2180 AIRPORT RD
ROCKWALL, TX 75087

SHIM SUSAN AND HENRY
2611 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2612 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2615 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2616 COYOTE CROSSING
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW
2619 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2620 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2622 CYPRESS DR
ROCKWALL, TX 75087

MAHAFDHAH BASIL AND
DUNIA ALSROUJI
2626 CYPRESS DR
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
301 FOX HOLLOW DR
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M
307 FOX HOLLOW DR
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA
311 FOX HOLLOW DR
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A
315 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
319 FOX HOLLOW DR
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
323 FOX HOLLOW DR
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY
327 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
331 FOX HOLLOW DR
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
401 FOX HOLLOW DR
ROCKWALL, TX 75087

HESTER WILLARD JR AND CHRISTY L
405 FOX HOLLOW DR
ROCKWALL, TX 75087

KVK GLOBAL LLC
516 FM3549 STODGHILL RD
ROCKWALL, TX 75087

OLMOS ANTONIO RODRIGUEZ
544 N FM 3549 STODGHILL RD
ROCKWALL, TX 75087

MAYNARD VON & CAROLYM
552 N FM3549 STODGHILL RD
ROCKWALL, TX

LAKESIDE CHURCH OF CHRIST OF ROCKWALL
588 STODGHILLRD
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF RW
C/O EASTRIDGE CHURCH OF CHRIST
670 STODGHILL RD
ROCKWALL, TX 75087

KVK GLOBAL LLC
8728 DOMINGO DRIVE
PLANO, TX 75024

DEVOLL JAMES DAVID &
JUDY KAY LARSON
P.O. BOX 133
FATE, TX 75132

GRIFFIN PATTY C & J T
PO BOX 511
FATE, TX 75087

MAYNARD VON & CAROLYM
PO BOX 838
FATE, TX 75132

Lee, Henry

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Cc: 'pathwayplumbing@yahoo.com'
Subject: Epton Addition Plat on File

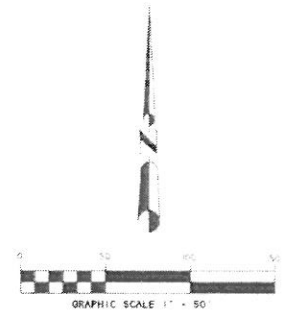
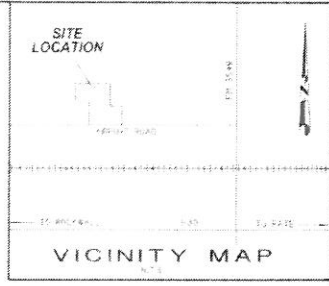
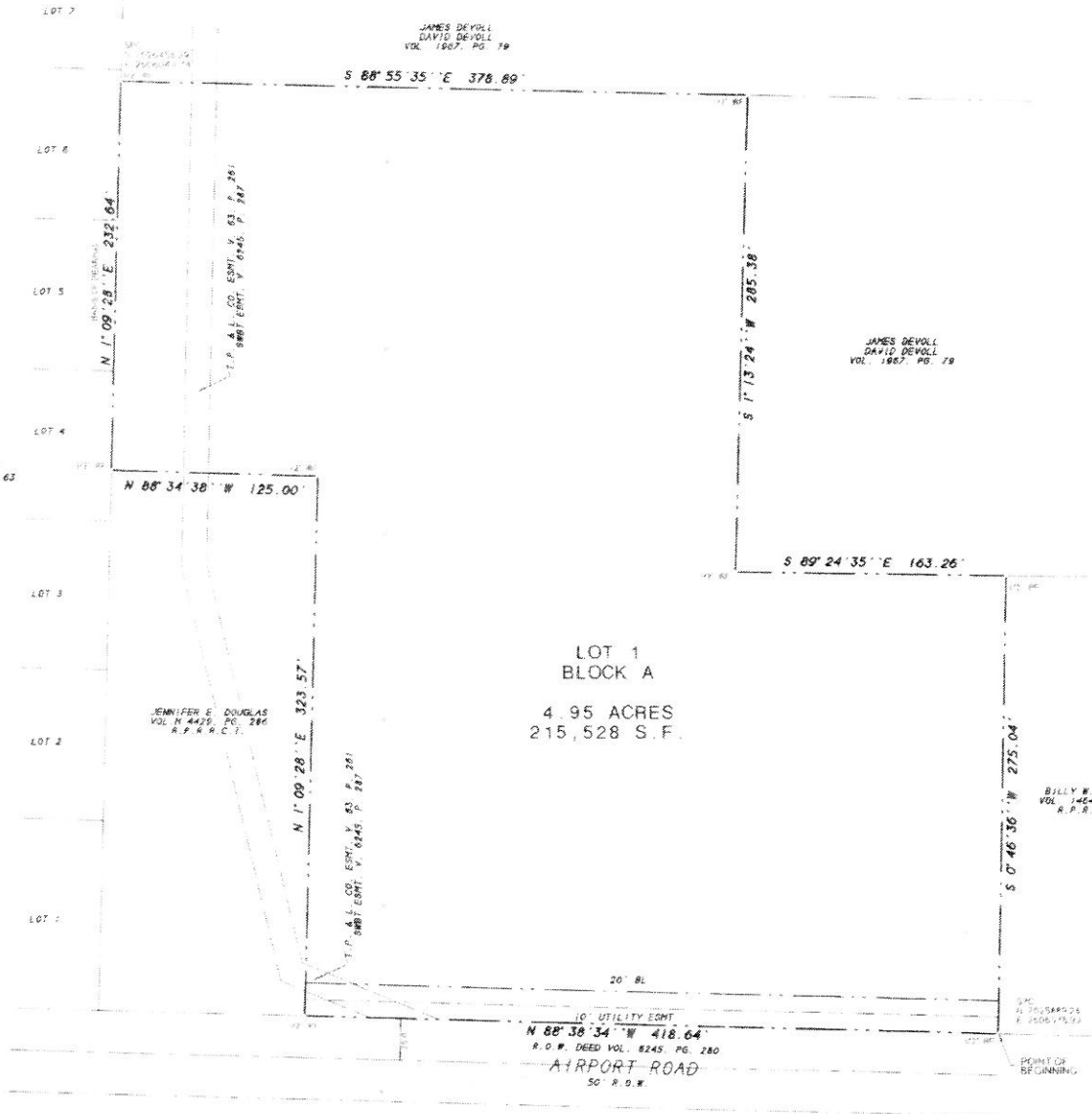
Good Morning,

Per our conversation, attached in the plat for the Epton Addition we have on file. Please provide me an email confirming that this is the exhibit you would like to use for your zoning case. Also please provide me with a letter of explanation that details why this rezoning request is being made. Let me know if you have any questions.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



J 323
FINAL PLAT
EPTON ADDITION
LOT 1, BLOCK A

4.95 ACRES OR 215,528 S.F.
(1 LOT)

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 provided 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 permitted therefore absent the required under Ordinance 85-04.
- 2) According to F.M.A. Flood Insurance Rate Map, Community Panel No. 49591C0605, Lot 1, Block A, is in Flood Zone X. This property does not appear to be within a 100-year flood plain.
- 3) BEARING SOURCE: CITY OF ROCKWALL CONCRETE MONUMENT SYSTEM
- 4) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "IRIS 504"

SHEET 1 OF 2

OWNER:
JEREMY EPTON
KRISTI HELMER
2075 AIRPORT ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration # 10190542
6770 FM 1565, ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 4.95-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, EPTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBITS 'A' & 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Tino and Judy Liscano on behalf of the owner Jeremy Lance Epton for a change in zoning from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in Exhibits 'A' & 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District.

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family 1 (SF-1) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the

zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF SEPTEMBER, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

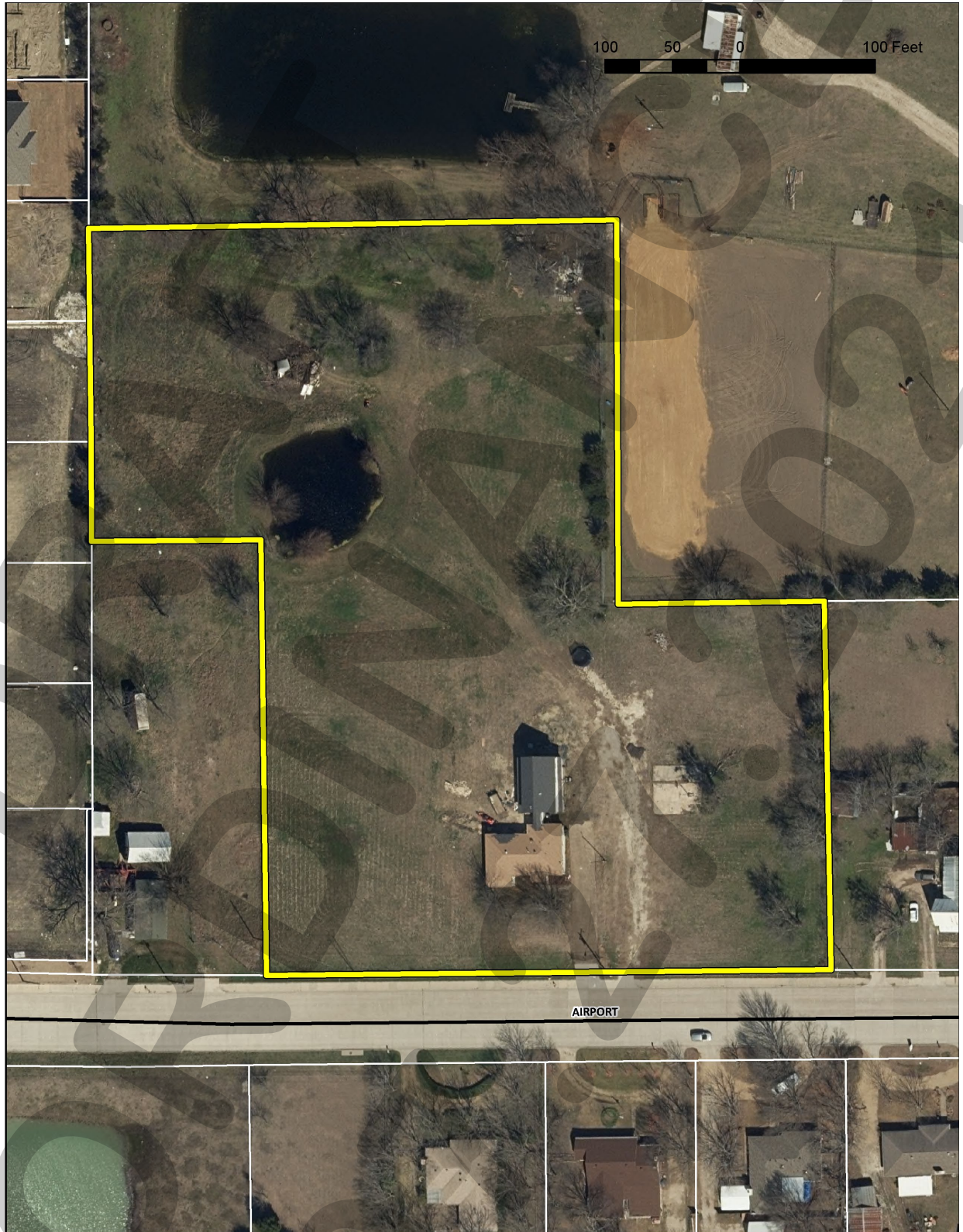
Frank J. Garza, *City Attorney*

1st Reading: August 16, 2021

2nd Reading: September 7, 2021

Exhibit 'A'
Location Map & Legal Description

Legal Description: A 4.95-Acre Parcel of Land Identified as Lot 1, Block A, Epton Addition
Addressed As: 2065 & 2075 Airport Road





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: August 10, 2021
APPLICANT: Tino & Judy Liscano
CASE NUMBER: Z2021-031; *Zoning Change from Agricultural (AG) District and Single-Family 1 (SF-1) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Tino and Judy Liscano on behalf of Jeremy Lance Epton for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 & 2075 Airport Road, and take any action necessary.

BACKGROUND

The subject property is a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, and is addressed as 2065 & 2075 Airport Road. The City Council approved *Ordinance No. 98-10* annexing the subject property on March 16, 1998. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), an ~1,863 SF home was constructed on the subject property in 1975. A 920 SF addition was added to the subject property in 2020. According to the City's records this addition was completed under BLD2017-3435. No other improvements or changes have been made to the subject property since its annexation.

PURPOSE

On July 16, 2021, the applicants -- *Tino and Judy Liscano* -- submitted an application requesting to change the zoning of the *subject property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2065 & 2075 Airport Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 7.03-acre parcel of land (*i.e. Lot 1, Block A, Devoll Place Addition*) that is zoned for Single-Family Estate 1.5 (*SFE-1.5*) District land uses. Continuing north is the Rolling Meadows Subdivision, which is zoned for Single-Family Estate 4.0 (*SFE-4.0*) District land uses. Continuing north are several large tracts of land (*i.e. Tract 9, 29, 29-2, 29-3, and etc., of the E. M. Elliott Survey, Abstract No. 77*) zoned Agricultural (AG) District. Beyond this is SH-66, which is identified as a *TXDOT4D* (*i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Airport Road, which is identified as a *M4U* (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing south are several single-family homes on approximately one (1)-acre tracts of land or larger that are zoned Agricultural (AG) District. Beyond this is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Continuing south, and adjacent to the *Union Pacific Dallas/Garland Northeast Railroad*, is a 36.56-acre tract of land (*i.e. Lot 1, Block A, Rockwall Commercial Addition*) that is vacant and is zoned Agricultural (AG) District.

East: Directly east of the subject property are several properties zoned Agricultural (AG) District that have single-family homes situated on them, and a 7.03-acre parcel of land (*i.e. Lot 1, Block A, Devoll Place Addition*) that is zoned for Single-Family Estate 1.5 (SFE-1.5) District land uses. Beyond this is N. Stodghill Road, which is identified as a TXDOT4D (*i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This thoroughfare is adjacent to the corporate limits of the City of Rockwall.

West: Directly west of the subject property are three (3) subdivisions (*i.e. Ridgecrest, Greenlee, and Airport Acres*) that are zoned for single-family land uses (*i.e. PD-81 [Ridgecrest Subdivision] & SF-10*). The Ridgecrest Addition is comprised of 45 single-family lots, Greenlee has 22 single-family lots, and Airport Acres has 20 single-family lots. Continuing west are several large tracts of land (*i.e. Tract 15, 21, and 22, of the D. Harr Survey, Abstract No. 102*) that are zoned Agricultural (AG) District. Beyond this is John King Boulevard, which is identified as a P6D (*i.e. principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 4.95-acre parcel of land from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for the purpose of subdividing the property into two (2) lots and constructing a single-family residential home on a ~1.06-acre portion of the larger tract. It should be noted, that if this zoning change is approved, the applicant will be required to subdivide the subject property into two (2) buildable lots that are a minimum of one (1) acre each in order to construct the home.

INFRASTRUCTURE

Based on the applicant's submittal the following infrastructure is required:

Water Improvements

The applicant will be required to tie to the existing 12-inch waterline that is located on the north side of Airport Road.

Sewer Improvements

The applicant will be required to tie to the existing eight (8) inch sanitary sewer line located along the southern property line of the subject property.

Roadways

The Master Thoroughfare Plan contained in the Comprehensive Plan indicates Airport Road is identified as a *Minor Collector*, which requires a minimum of a 60-foot right-of-way with a 41-foot, *back-to-back* roadway. The applicant is responsible dedicating any additional right-of-way (*i.e. as measured 30-feet from the centerline of the roadway*) necessary for this roadway at the time final plat.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 1 (SF-1) District is the proper zoning classification for larger, single-family lots that are a minimum of one (1) acre in size... (t)hese lots are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area." In this case, it should be known that the majority of the properties adjacent to Airport Road are zoned Agricultural (AG) District, with the exception of three (3) subdivisions west of the subject property (*i.e. Ridgecrest, Greenlee, and Airport Acres*) that are zoned for single-family land uses (*i.e. PD-81 [Ridgecrest Subdivision] & SF-10*). If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family 1 (SF-1) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT DEVELOPMENT STANDARDS

Number of Dwelling Units/Lot	1.0
Number of Dwelling Units/Acre	1.0
Minimum Dwelling Unit	2,500 SF
Minimum Lot Area	8,400 SF
Minimum Lot Width	70-Feet
Minimum Lot Depth	100-Feet
Minimum Front Yard Setback	20-Feet
Minimum Rear Yard Setback	10-Feet
Minimum Side Yard Setback	6-Feet
Between Buildings	10-Feet
Building Height	36-Feet
Maximum Lot Coverage	45%
Required Parking Spaces	2

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Central District* and is designated for Low Density Residential land uses. The applicant’s request, to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District, is in conformance with the Low Density Residential designation. In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to “...(p)reserve the City’s current residential to non-residential land use ratio (i.e. 80% Residential; 20% Commercial) in order to maintain a balance mix of land uses for fiscal sustainability ...” [Section 02.01; CH. 1; Page 1-1]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.90% residential land uses to 24.10% non-residential land uses. Since this request is in conformance with the *Land Use Plan*, the land use ratio will remain unchanged if approved.

NOTIFICATIONS

On July 26, 2021, staff notified 43 property owners and occupants within 500-feet of the subject property. Staff also notified the Rolling Meadow Estates Homeowner’s Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices regarding the applicant’s request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an *Agricultural (AG) District* to a *Single-Family Estate 1 (SF-1) District*, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this zoning change 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: 7/22/2021

PROJECT NUMBER: Z2021-031
PROJECT NAME: Zoning Change from AG to SF-1
SITE ADDRESS/LOCATIONS: 2075 AIRPORT RD, ROCKWALL, 75087

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Tino and Judy Liscano on behalf of Jeremy Lance Epton for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 & 2075 Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	07/22/2021	Approved

07/22/2021: Z2021-031; Zoning Change from AG to SF-1 – 2065 & 2075 Airport Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 & 2075 Airport Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property.

I.4 Please note the scheduled meetings for this case:

- (1) Planning & Zoning work session meeting will be held on July 27, 2021.
- (2) Planning & Zoning Work Public Hearing will be held on August 10, 2021.
- (3) City Council Public Hearing will be held on August 16, 2021. [1st Reading of Ordinance]
- (4) City Council regular meeting will be held on September 7, 2021. [2nd Reading of Ordinance]

I.5 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for the scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Approved

07/22/2021: Zoning is approved. Property will need to replat to subdivide.
All Engineering Standards of Design and Construction will apply

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	07/22/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/19/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	07/22/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-037

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)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: 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

LOT

BLOCK

1

A

GENERAL LOCATION Approx. 1 block west of FM 3549 on Airport Rd. North side

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Ag

CURRENT USE

Residential

PROPOSED ZONING

Ag . Res.

PROPOSED USE

Residential

ACREAGE

4.95

LOTS [CURRENT]

1

LOTS [PROPOSED]

Approx. 46,480 sq ft

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

Jeremy Lance Epton

APPLICANT

CONTACT PERSON

Jeremy Epton

CONTACT PERSON

TINO & JUDY LISCANO

ADDRESS

2075 Airport Rd.

ADDRESS

2316 ANITA

CITY, STATE & ZIP

Rockwell, TX 75087

CITY, STATE & ZIP

MESQUITE TX 75149

PHONE

214-490-4047

PHONE

214-796-2043

E-MAIL

jeremy.epton@cbdfw.com

E-MAIL

TINOTJUDY@YMAIL.COM

NOTARY VERIFICATION [REQUIRED]

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

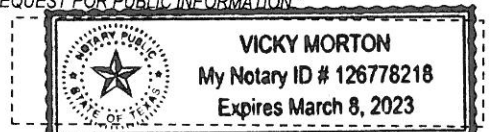
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 274.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF July, 2021. BY SIGNING THIS APPLICATION, 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 16th DAY OF July, 2021

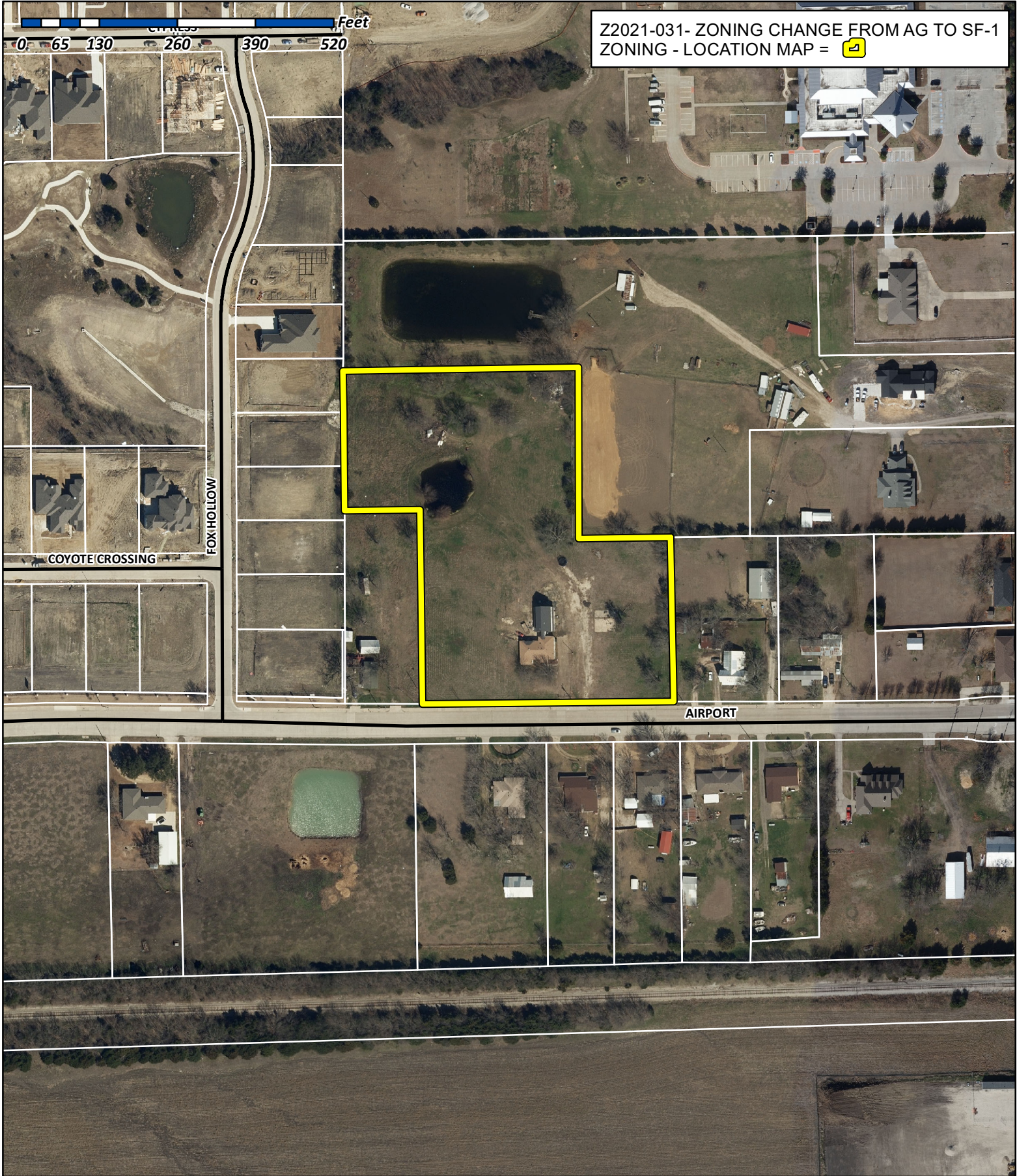
OWNER'S SIGNATURE

Jeremy Epton
Tino Liscano

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



Z2021-031- ZONING CHANGE FROM AG TO SF-1
 ZONING - LOCATION MAP = [icon]



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.

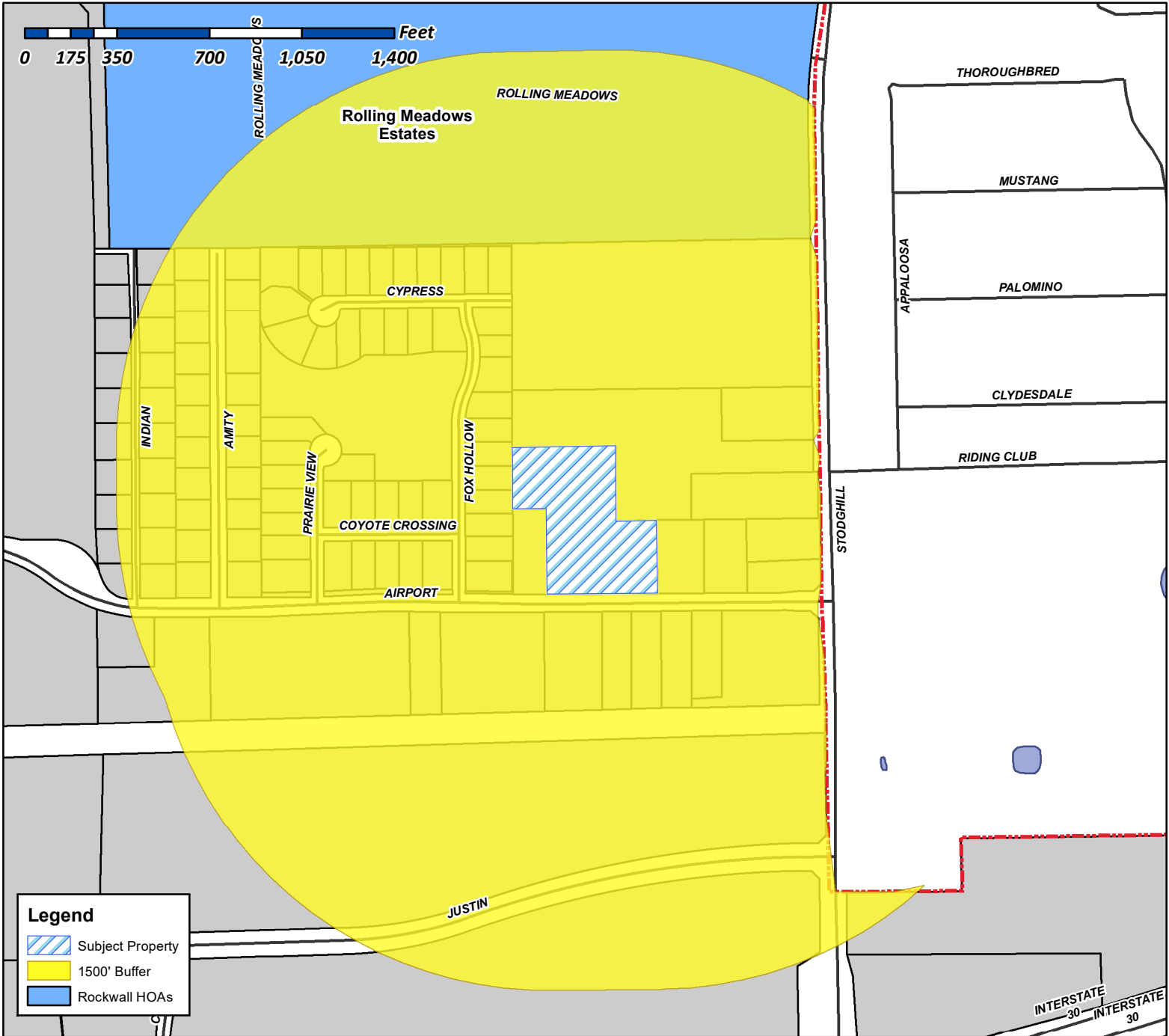




City of Rockwall

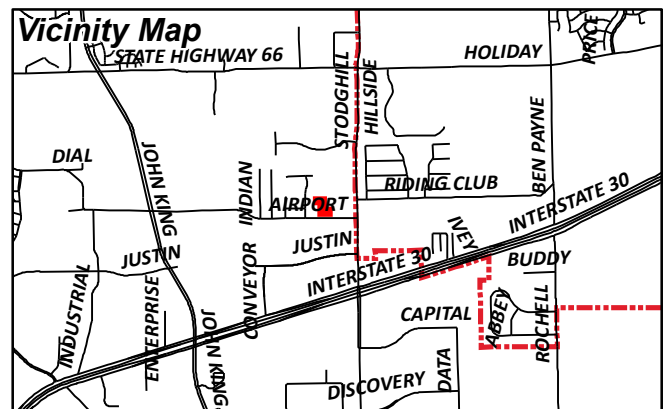
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Case Number: Z2021-031
Case Name: Zoning Change from AG to SF-1
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2075 Airport Road

Date Created: 7/16/2021
For Questions on this Case Call (972) 771-7745

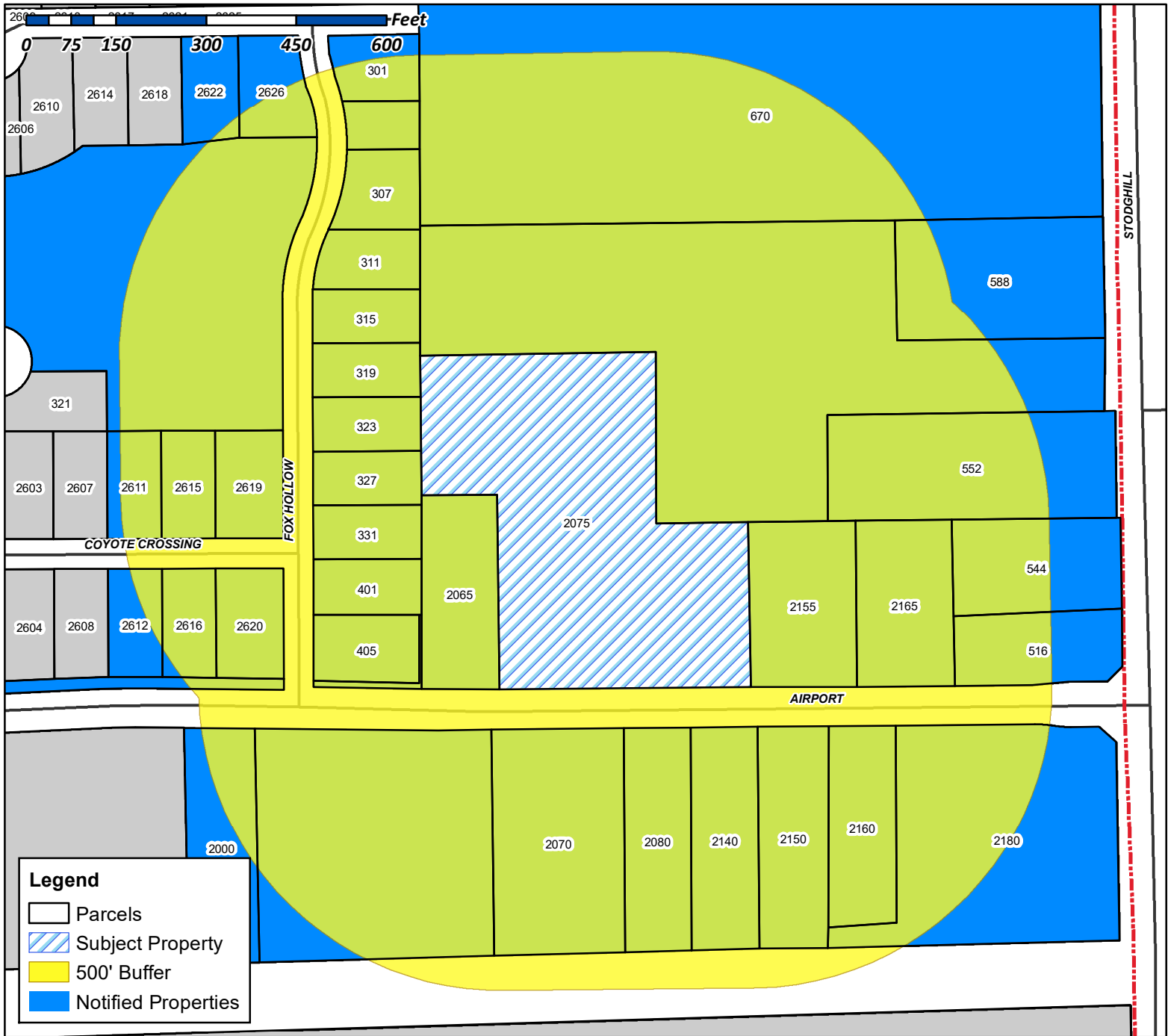




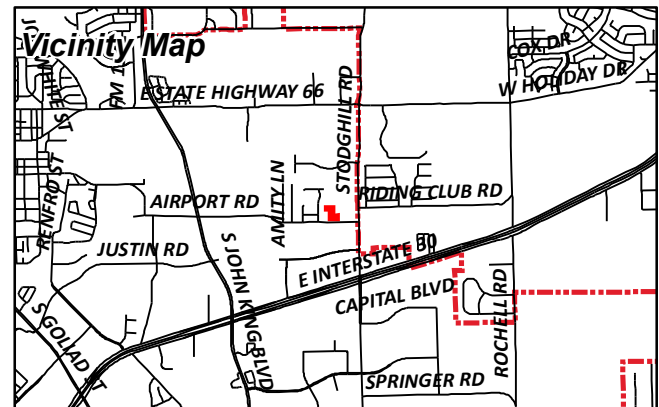
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Date Created: 7/16/2021
 For Questions on this Case Call (972) 771-7745

DEVOLL JAMES DAVID &
JUDY KAY LARSON
FM3549 STODGHILL RD
ROCKWALL, TX 75087

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

PAUL TAYLOR HOMES LIMITED
17950 PRESTON RD STE 700
DALLAS, TX 75252

SPRINGER JOHN STANLEY
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

WHD FAMILY TRUST
WILL H DOUGLAS TRUSTEE
2065 AIRPORT RD
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND
MARK SCHUELER
2070 AIRPORT RD
ROCKWALL, TX 75087

EPTON JEREMY L
2075 AIRPORT RD
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS
2140 AIRPORT ROAD
ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS
2150 AIRPORT RD
ROCKWALL, TX 75087

WATKINS THOMAS FRANK AND MARY ELLEN
2155 AIRPORT ROAD
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE
2160 AIRPORT RD
ROCKWALL, TX 75087

PEOPLES BILLY W
2165 AIRPORT RD
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S
2180 AIRPORT RD
ROCKWALL, TX 75087

SHIM SUSAN AND HENRY
2611 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2612 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2615 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2616 COYOTE CROSSING
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW
2619 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2620 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2622 CYPRESS DR
ROCKWALL, TX 75087

MAHAFDHAH BASIL AND
DUNIA ALSROUJI
2626 CYPRESS DR
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
301 FOX HOLLOW DR
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M
307 FOX HOLLOW DR
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA
311 FOX HOLLOW DR
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A
315 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
319 FOX HOLLOW DR
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
323 FOX HOLLOW DR
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY
327 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
331 FOX HOLLOW DR
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
401 FOX HOLLOW DR
ROCKWALL, TX 75087

HESTER WILLARD JR AND CHRISTY L
405 FOX HOLLOW DR
ROCKWALL, TX 75087

KVK GLOBAL LLC
516 FM3549 STODGHILL RD
ROCKWALL, TX 75087

OLMOS ANTONIO RODRIGUEZ
544 N FM 3549 STODGHILL RD
ROCKWALL, TX 75087

MAYNARD VON & CAROLYM
552 N FM3549 STODGHILL RD
ROCKWALL, TX

LAKESIDE CHURCH OF CHRIST OF ROCKWALL
588 STODGHILLRD
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF RW
C/O EASTRIDGE CHURCH OF CHRIST
670 STODGHILL RD
ROCKWALL, TX 75087

KVK GLOBAL LLC
8728 DOMINGO DRIVE
PLANO, TX 75024

DEVOLL JAMES DAVID &
JUDY KAY LARSON
P.O. BOX 133
FATE, TX 75132

GRIFFIN PATTY C & J T
PO BOX 511
FATE, TX 75087

MAYNARD VON & CAROLYM
PO BOX 838
FATE, TX 75132

Lee, Henry

From: Epton, Jeremy L <jeremy.epton@cbsdfw.com>
Sent: Friday, July 16, 2021 2:21 PM
To: Lee, Henry; Lee, Henry
Subject: Re: Epton Addition Plat on File

Hi Henry,

This is Jeremy Epton. I am the current propert owner of 2075 Airport Rd, Rockwall, TX 75087. I'm sending you this email to make you aware of the agreement between Tino Liscano and Judy Liscano and I on the sell of approx. 1 acre of my property to Judy Liscano. The lot directly east of my existing house is the plot they desire to purchase . It's approx. 46,480 sq ft

Thanks
Jeremy Epton

From: Epton, Jeremy L
Sent: Friday, July 16, 2021 1:50 PM
To: Judy Liscano
Subject: Fw: Epton Addition Plat on File

From: Lee, Henry
Sent: Friday, July 16, 2021 11:32 AM
To: Epton, Jeremy L
Cc: 'pathwayplumbing@yahoo.com'
Subject: Epton Addition Plat on File

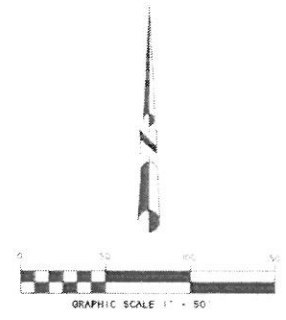
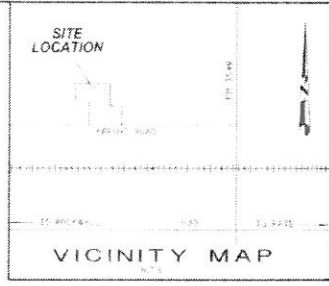
Good Morning,

Per our conversation, attached in the plat for the Epton Addition we have on file. Please provide me an email confirming that this is the exhibit you would like to use for your zoning case. Also please provide me with a letter of explanation that details why this rezoning request is being made. Let me know if you have any questions.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



J 323
FINAL PLAT
EPTON ADDITION
LOT 1, BLOCK A

4.95 ACRES OR 215,528 S.F.
(1 LOT)

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 provided 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 permitted therefore absent the required under Ordinance 85-04.
- 2) According to F.M.A. Flood Insurance Rate Map, Community Panel No. 49591C0605, Lot 1, Block A, is in Flood Zone X. This property does not appear to be within a 100-year flood plain.
- 3) BEARING SOURCE: CITY OF ROCKWALL CONCRETE MONUMENT SYSTEM
- 4) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "IRIS 504"

SHEET 1 OF 2

OWNER:
JEREMY EPTON
KRISTI HELMER
2075 AIRPORT ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration # 10190542
6770 FM 1565, ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 4.95-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, EPTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBITS 'A' & 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Tino and Judy Liscano on behalf of the owner Jeremy Lance Epton for a change in zoning from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in Exhibits 'A' & 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District.

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family 1 (SF-1) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the

zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF SEPTEMBER, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

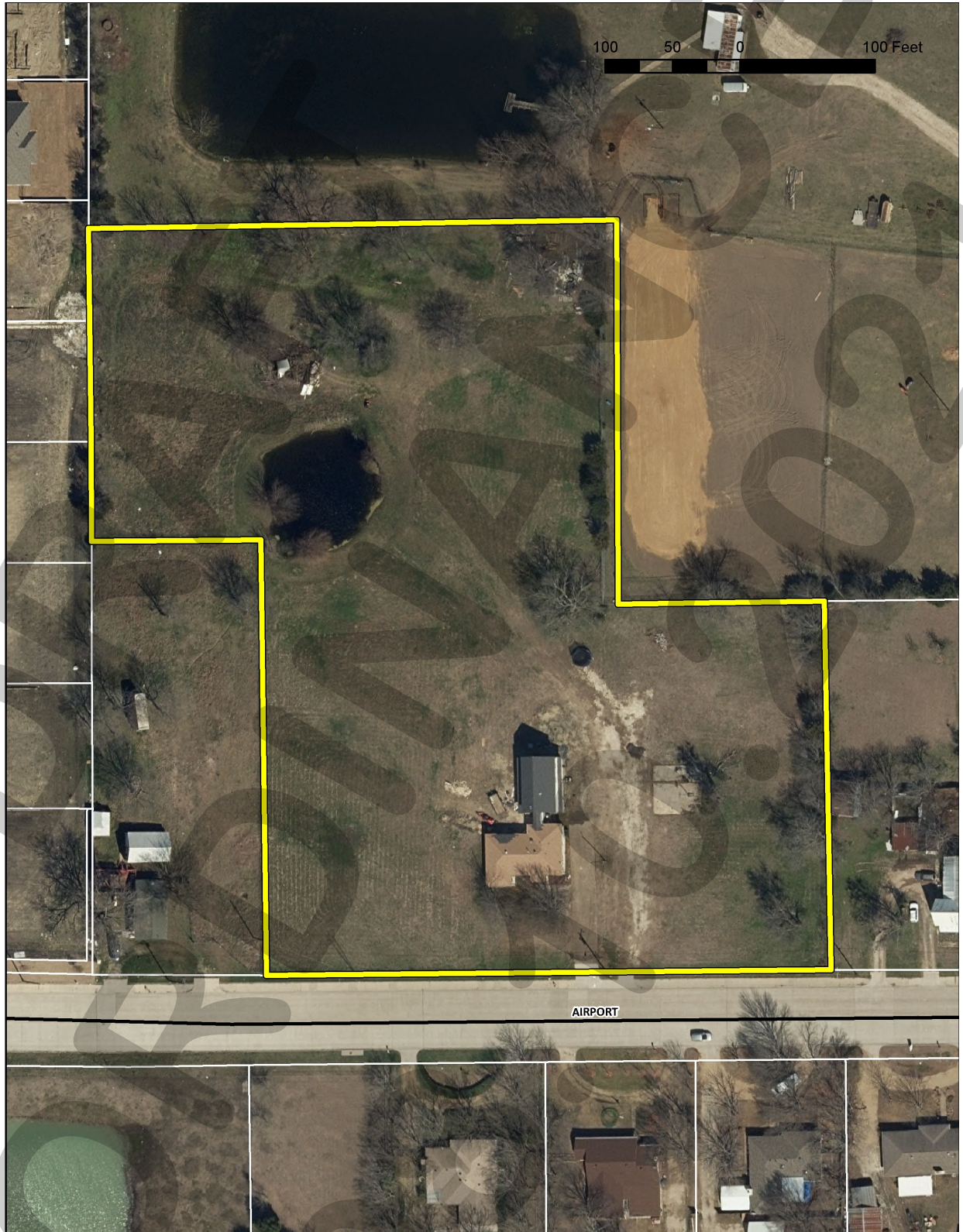
Frank J. Garza, *City Attorney*

1st Reading: August 16, 2021

2nd Reading: September 7, 2021

Exhibit 'A'
Location Map & Legal Description

Legal Description: A 4.95-Acre Parcel of Land Identified as Lot 1, Block A, Epton Addition
Addressed As: 2065 & 2075 Airport Road





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: August 16, 2021
APPLICANT: Tino & Judy Liscano
CASE NUMBER: Z2021-031; *Zoning Change from Agricultural (AG) District and Single-Family 1 (SF-1) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Tino and Judy Liscano on behalf of Jeremy Lance Epton for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2075 Airport Road, and take any action necessary.

BACKGROUND

The subject property is a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, and is addressed as 2075 Airport Road. The City Council approved *Ordinance No. 98-10* annexing the subject property on March 16, 1998. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), an ~1,863 SF home was constructed on the subject property in 1975. A 920 SF addition was added to the subject property in 2020. According to the City's records this addition was completed under BLD2017-3435. No other improvements or changes have been made to the subject property since its annexation.

PURPOSE

On July 16, 2021, the applicants -- *Tino and Judy Liscano* -- submitted an application requesting to change the zoning of the *subject property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2075 Airport Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 7.03-acre parcel of land (*i.e. Lot 1, Block A, Devoll Place Addition*) that is zoned for Single-Family Estate 1.5 (*SFE-1.5*) District land uses. Continuing north is the Rolling Meadows Subdivision, which is zoned for Single-Family Estate 4.0 (*SFE-4.0*) District land uses. Continuing north are several large tracts of land (*i.e. Tract 9, 29, 29-2, 29-3, and etc., of the E. M. Elliott Survey, Abstract No. 77*) zoned Agricultural (AG) District. Beyond this is SH-66, which is identified as a *TXDOT4D* (*i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Airport Road, which is identified as a *M4U* (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing south are several single-family homes on approximately one (1)-acre tracts of land or larger that are zoned Agricultural (AG) District. Beyond this is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Continuing south, and adjacent to the *Union Pacific Dallas/Garland Northeast Railroad*, is a 36.56-acre tract of land (*i.e. Lot 1, Block A, Rockwall Commercial Addition*) that is vacant and is zoned Agricultural (AG) District.

East: Directly east of the subject property are several properties zoned Agricultural (AG) District that have single-family homes situated on them, and a 7.03-acre parcel of land (*i.e. Lot 1, Block A, Devoll Place Addition*) that is zoned for Single-Family Estate 1.5 (SFE-1.5) District land uses. Beyond this is N. Stodghill Road, which is identified as a TXDOT4D (*i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This thoroughfare is adjacent to the corporate limits of the City of Rockwall.

West: Directly west of the subject property are three (3) subdivisions (*i.e. Ridgecrest, Greenlee, and Airport Acres*) that are zoned for single-family land uses (*i.e. PD-81 [Ridgecrest Subdivision] & SF-10*). The Ridgecrest Addition is comprised of 45 single-family lots, Greenlee has 22 single-family lots, and Airport Acres has 20 single-family lots. Continuing west are several large tracts of land (*i.e. Tract 15, 21, and 22, of the D. Harr Survey, Abstract No. 102*) that are zoned Agricultural (AG) District. Beyond this is John King Boulevard, which is identified as a P6D (*i.e. principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 4.95-acre parcel of land from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for the purpose of subdividing the property into two (2) lots and constructing a single-family residential home on a ~1.06-acre portion of the larger tract. It should be noted, that if this zoning change is approved, the applicant will be required to subdivide the subject property into two (2) buildable lots that are a minimum of one (1) acre each in order to construct the home.

INFRASTRUCTURE

Based on the applicant's submittal the following infrastructure is required:

Water Improvements

The applicant will be required to tie to the existing 12-inch waterline that is located on the north side of Airport Road.

Sewer Improvements

The applicant will be required to tie to the existing eight (8) inch sanitary sewer line located along the southern property line of the subject property.

Roadways

The Master Thoroughfare Plan contained in the Comprehensive Plan indicates Airport Road is identified as a *Minor Collector*, which requires a minimum of a 60-foot right-of-way with a 41-foot, *back-to-back* roadway. The applicant is responsible dedicating any additional right-of-way (*i.e. as measured 30-feet from the centerline of the roadway*) necessary for this roadway at the time final plat.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 1 (SF-1) District is the proper zoning classification for larger, single-family lots that are a minimum of one (1) acre in size... (t)hese lots are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area." In this case, it should be known that the majority of the properties adjacent to Airport Road are zoned Agricultural (AG) District, with the exception of three (3) subdivisions west of the subject property (*i.e. Ridgecrest, Greenlee, and Airport Acres*) that are zoned for single-family land uses (*i.e. PD-81 [Ridgecrest Subdivision] & SF-10*). If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family 1 (SF-1) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT DEVELOPMENT STANDARDS

Number of Dwelling Units/Lot	1.0
Number of Dwelling Units/Acre	1.0

Minimum Dwelling Unit	2,500 SF
Minimum Lot Area	8,400 SF
Minimum Lot Width	70-Feet
Minimum Lot Depth	100-Feet
Minimum Front Yard Setback	20-Feet
Minimum Rear Yard Setback	10-Feet
Minimum Side Yard Setback	6-Feet
Between Buildings	10-Feet
Building Height	36-Feet
Maximum Lot Coverage	45%
Required Parking Spaces	2

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Central District* and is designated for Low Density Residential land uses. The applicant’s request, to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District, is in conformance with the Low Density Residential designation. In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to “...(p)reserve the City’s current residential to non-residential land use ratio (i.e. 80% Residential; 20% Commercial) in order to maintain a balance mix of land uses for fiscal sustainability ...” [Section 02.01; CH. 1; Page 1-1]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.90% residential land uses to 24.10% non-residential land uses. Since this request is in conformance with the *Land Use Plan*, the land use ratio will remain unchanged if approved.

NOTIFICATIONS

On July 26, 2021, staff notified 43 property owners and occupants within 500-feet of the subject property. Staff also notified the Rolling Meadow Estates Homeowner’s Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following 13 notifications opposed to the applicant’s request:

- (1) Three (3) property owner notifications from property owners within the notification area (i.e. within the 500-foot buffer) opposed to the applicant’s request.
- (2) Five (5) emails from property owners within the notification area (i.e. within the 500-foot buffer) opposed to the applicant’s request.
- (3) Five (5) emails from property owners outside of the notification area (i.e. outside of the 500-foot buffer) opposed to the applicant’s request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant’s request to rezone the subject property from an *Agricultural (AG) District* to a *Single-Family Estate 1 (SF-1) District*, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this zoning change 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 August 10, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-037

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)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: 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

LOT

BLOCK

1

A

GENERAL LOCATION Approx. 1 block west of FM 3549 on Airport Rd. North side

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Ag

CURRENT USE

Residential

PROPOSED ZONING

Ag. Res.

PROPOSED USE

Residential

ACREAGE

4.95

LOTS [CURRENT]

1

LOTS [PROPOSED]

Approx. 46,480 sq ft

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

Jeremy Lance Epton

APPLICANT

CONTACT PERSON

Jeremy Epton

CONTACT PERSON

TINO & JUDY LISCANO

ADDRESS

2075 Airport Rd.

ADDRESS

2316 ANITA

CITY, STATE & ZIP

Rockwell, TX 75087

CITY, STATE & ZIP

MESQUITE TX 75149

PHONE

214-490-4047

PHONE

214-796-2043

E-MAIL

jeremy.epton@cbdfw.com

E-MAIL

TINOTJUDY@YMAIL.COM

NOTARY VERIFICATION [REQUIRED]

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

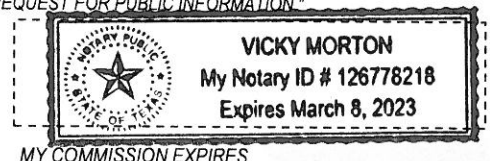
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 274.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF July, 2021. BY SIGNING THIS APPLICATION, 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."

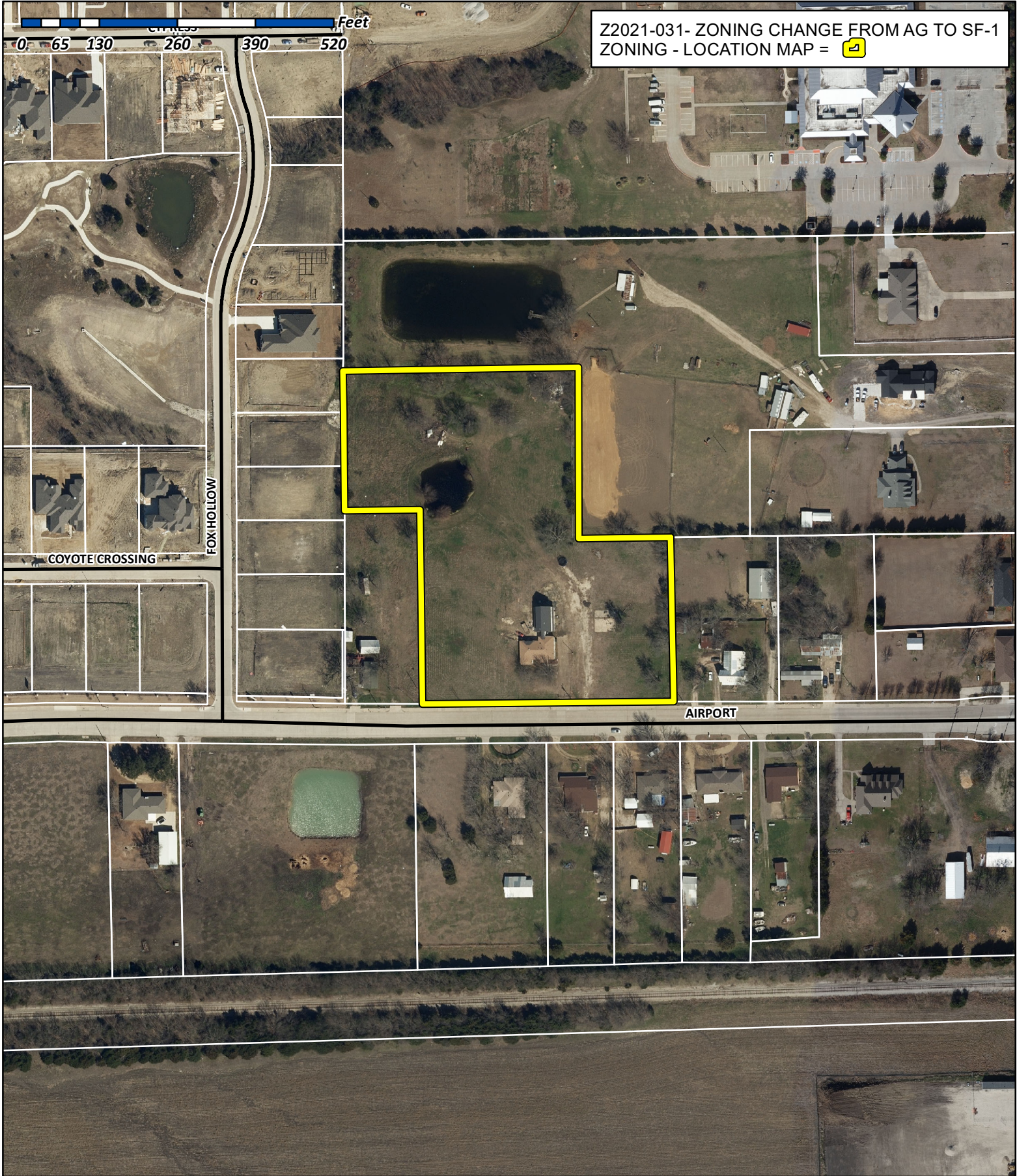
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF July, 2021

OWNER'S SIGNATURE

Jeremy Epton

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2021-031- ZONING CHANGE FROM AG TO SF-1
 ZONING - LOCATION MAP = [icon]



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.

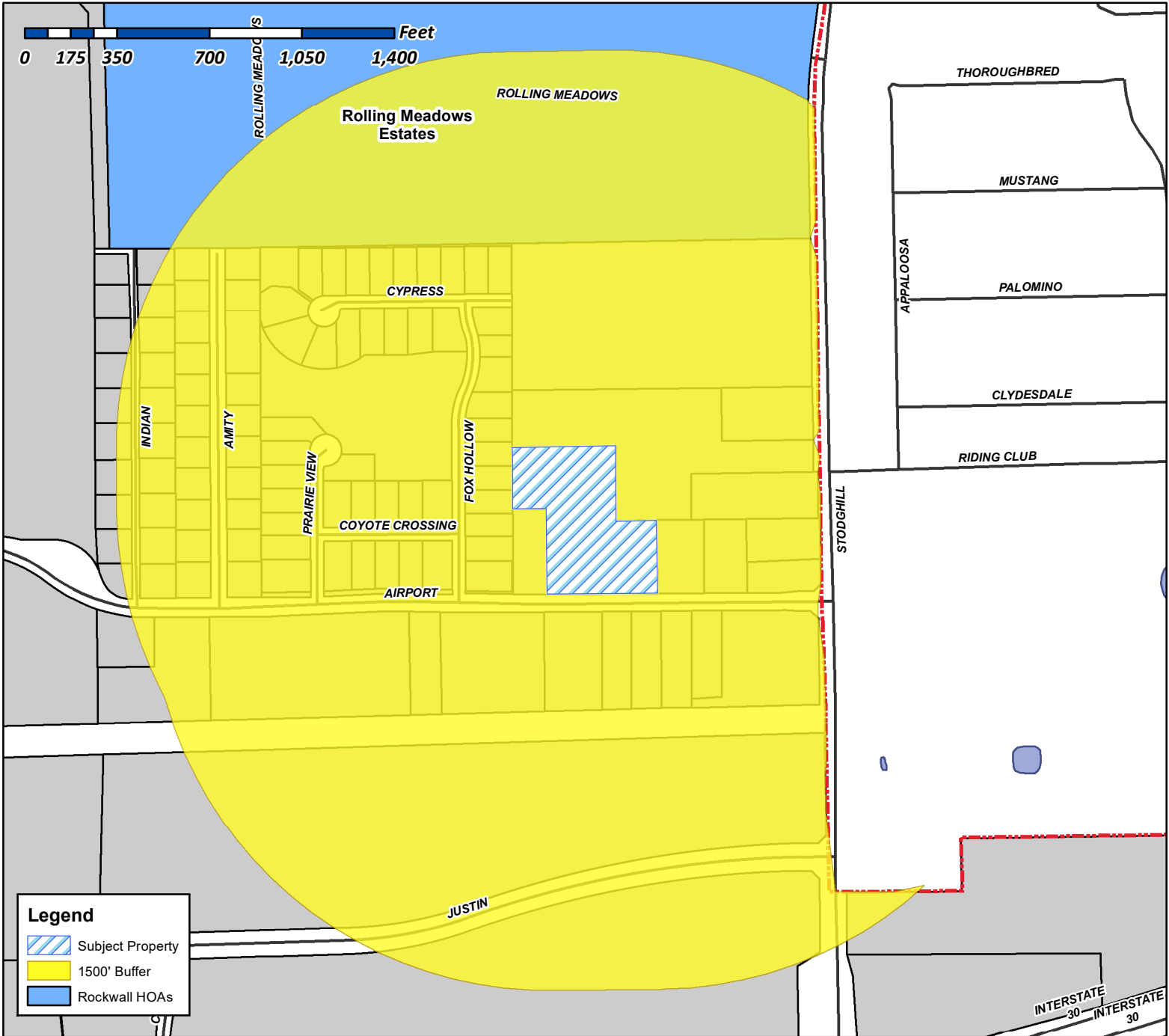




City of Rockwall

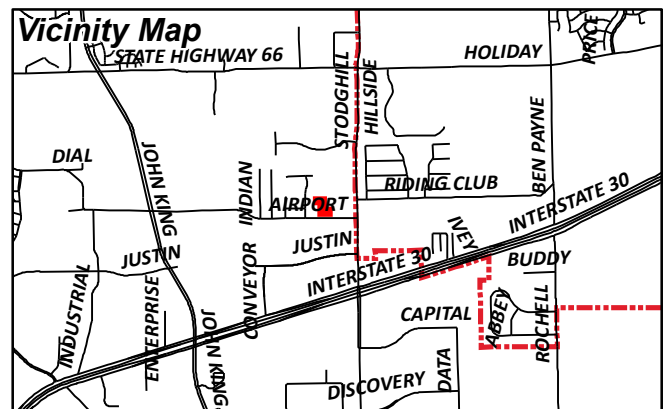
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Case Number: Z2021-031
Case Name: Zoning Change from AG to SF-1
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2075 Airport Road

Date Created: 7/16/2021
For Questions on this Case Call (972) 771-7745

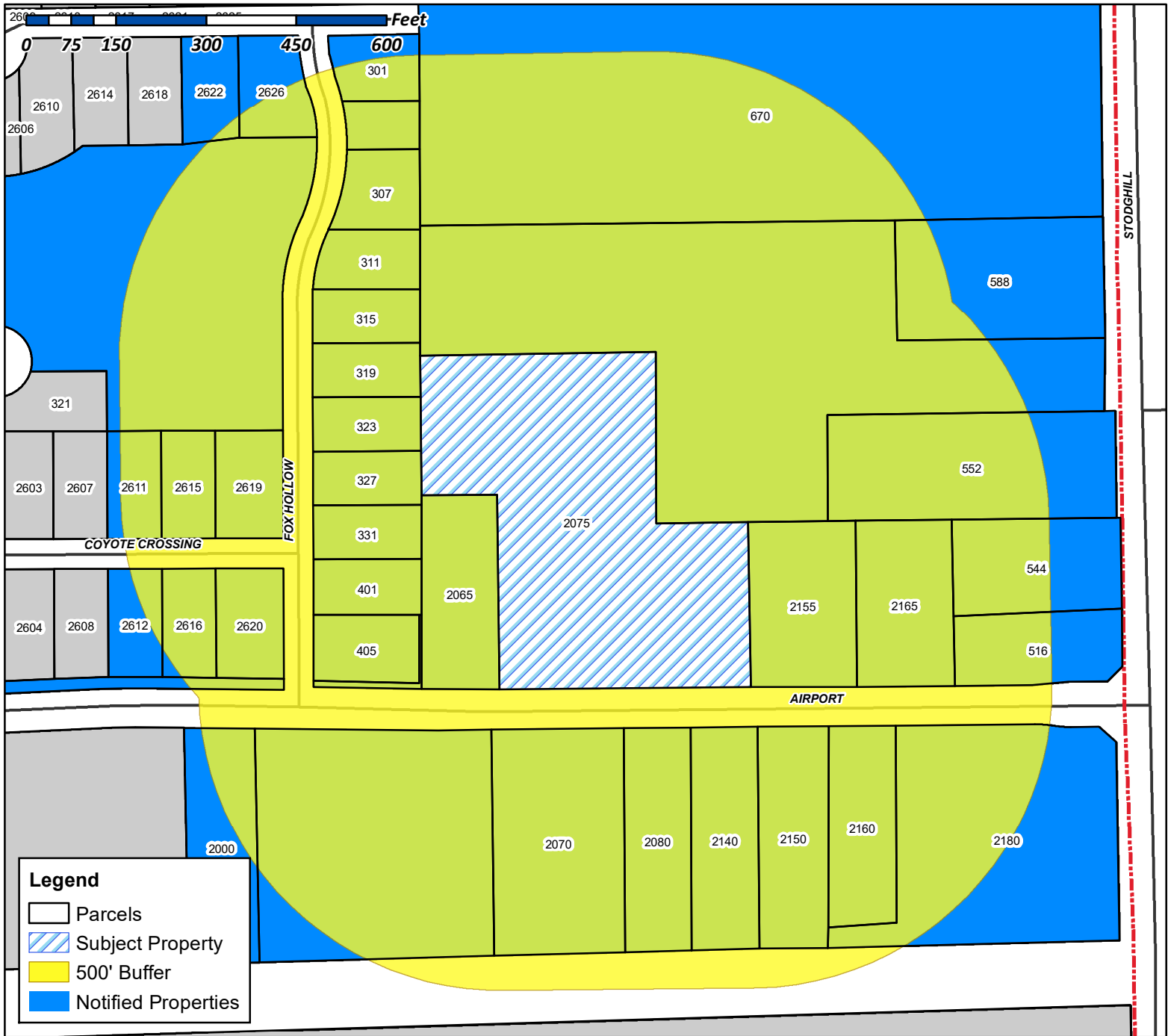




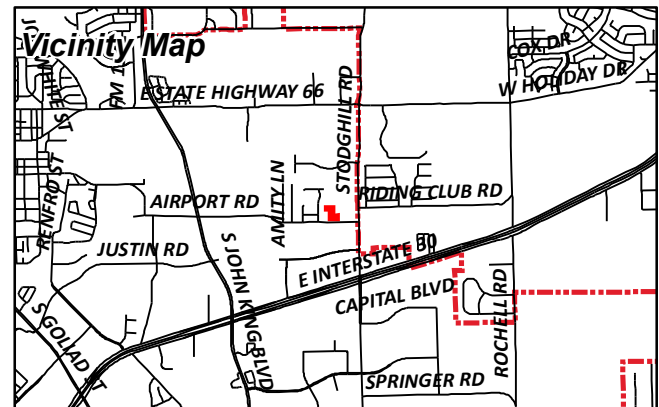
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2021-031
Case Name: Zoning Change from AG to SF-1
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2075 Airport Road

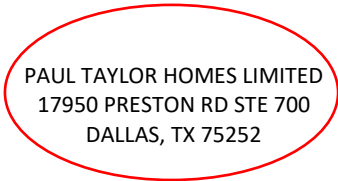


Date Created: 7/16/2021
 For Questions on this Case Call (972) 771-7745

 = RESPONSE RECEIVED

DEVOLL JAMES DAVID &
JUDY KAY LARSON
FM3549 STODGHILL RD
ROCKWALL, TX 75087

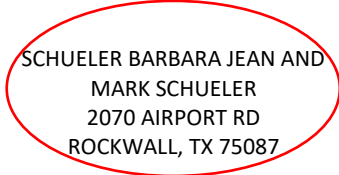
RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

 PAUL TAYLOR HOMES LIMITED
17950 PRESTON RD STE 700
DALLAS, TX 75252

SPRINGER JOHN STANLEY
2000 AIRPORT RD
ROCKWALL, TX 75087

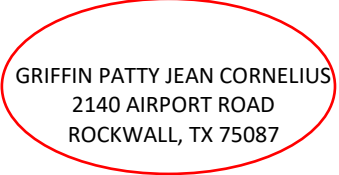
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2000 AIRPORT RD
ROCKWALL, TX 75087

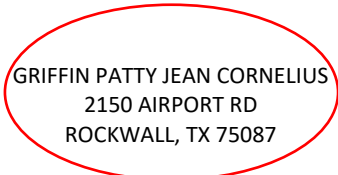
WHD FAMILY TRUST
WILL H DOUGLAS TRUSTEE
2065 AIRPORT RD
ROCKWALL, TX 75087

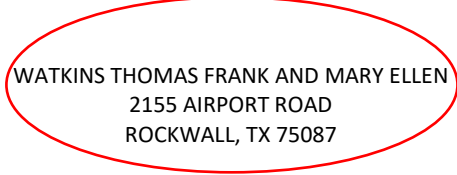
 SCHUELER BARBARA JEAN AND
MARK SCHUELER
2070 AIRPORT RD
ROCKWALL, TX 75087

EPTON JEREMY L
2075 AIRPORT RD
ROCKWALL, TX 75087

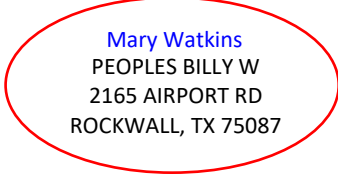
STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

 GRIFFIN PATTY JEAN CORNELIUS
2140 AIRPORT ROAD
ROCKWALL, TX 75087

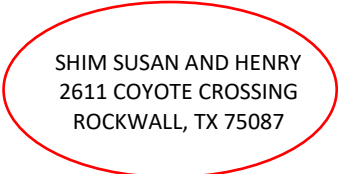
 GRIFFIN PATTY JEAN CORNELIUS
2150 AIRPORT RD
ROCKWALL, TX 75087

 WATKINS THOMAS FRANK AND MARY ELLEN
2155 AIRPORT ROAD
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE
2160 AIRPORT RD
ROCKWALL, TX 75087

 Mary Watkins
PEOPLES BILLY W
2165 AIRPORT RD
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S
2180 AIRPORT RD
ROCKWALL, TX 75087

 SHIM SUSAN AND HENRY
2611 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2612 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2615 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2616 COYOTE CROSSING
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW
2619 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2620 COYOTE CROSSING
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
2622 CYPRESS DR
ROCKWALL, TX 75087

MAHAFDHAH BASIL AND
DUNIA ALSROUJI
2626 CYPRESS DR
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
301 FOX HOLLOW DR
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M
307 FOX HOLLOW DR
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA
311 FOX HOLLOW DR
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A
315 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
319 FOX HOLLOW DR
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
323 FOX HOLLOW DR
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY
327 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
331 FOX HOLLOW DR
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
401 FOX HOLLOW DR
ROCKWALL, TX 75087

HESTER WILLARD JR AND CHRISTY L
405 FOX HOLLOW DR
ROCKWALL, TX 75087

KVK GLOBAL LLC
516 FM3549 STODGHILL RD
ROCKWALL, TX 75087

OLMOS ANTONIO RODRIGUEZ
544 N FM 3549 STODGHILL RD
ROCKWALL, TX 75087

MAYNARD VON & CAROLYM
552 N FM3549 STODGHILL RD
ROCKWALL, TX

LAKESIDE CHURCH OF CHRIST OF ROCKWALL
588 STODGHILLRD
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF RW
C/O EASTRIDGE CHURCH OF CHRIST
670 STODGHILL RD
ROCKWALL, TX 75087

KVK GLOBAL LLC
8728 DOMINGO DRIVE
PLANO, TX 75024

DEVOLL JAMES DAVID &
JUDY KAY LARSON
P.O. BOX 133
FATE, TX 75132

GRIFFIN PATTY C & J T
PO BOX 511
FATE, TX 75087

MAYNARD VON & CAROLYM
PO BOX 838
FATE, TX 75132

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM



Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-031: Zoning Change from AG to SF-1

Hold a public hearing to discuss and consider a request by Tino and Judy Liscano on behalf of Jeremy Lance Epton for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 & 2075 Airport Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 10, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 16, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 16, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2021-031: Zoning Change from AG to SF-1

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

NO Vote

Name: *Venetta Standley*
Address: *2180 Airport Rd Rockwall*

Tex. Loc. Gov. Code, Sec. 211.006 (d). If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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Director of Planning & Zoning



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Case No. Z2021-031: Zoning Change from AG to SF-1

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

2 No Votes

Name: Mary Watkins

Address: 2155 E 21st Airport Rd

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2021-031: Zoning Change from AG to SF-1

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

2 No Votes

Name: Patty Griffin
Address: 2140 Airport Rd + 2150 Airport Rd

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PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Gamez, Angelica

From: Christy Hester <[REDACTED]>
Sent: Tuesday, August 10, 2021 2:46 PM
To: Planning
Subject: Case No Z2021-031 Zoning Change from AG to SF-1

Case No Z2021-031 Zoning Change from AG to SF-1

I wish to cast my vote in the following manner

I am in **FAVOR** of the request for the reasons listed below

I am **OPPOSED** to the request for the reasons listed below

LISTED REASON FOR VOTE: (MUST SUPPLY A REASON)

I moved to the Ridgecrest neighborhood for the privacy. Changing this land from ag to single family will allow the opportunity for a development to come in and split up the land and put houses on that land. I do not support that type of development. I moved from Woodcreek for this same reason.

Christy Lynn Hester
The Hester Law Firm, P.C.
405 Fox Hollow Drive
Rockwall, Texas 75087
214-725-5377
[REDACTED]

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From: David Garcia <[REDACTED]>
Sent: Tuesday, August 10, 2021 2:48 PM
To: Planning
Subject: Case No Z2021-031 Zoning Change from AG to SF-1

My name is David Garcia, I live at 2705 Cypress Dr. Rockwall, TX 75087

I wish to cast my vote in the following manner

I am **OPPOSED** to the request for the reasons listed below

LISTED REASON FOR VOTE: Area is already becoming over crowded and I am concerned about the increase in road traffic in the area.

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From: Larry Henry <[REDACTED]>
Sent: Tuesday, August 10, 2021 1:03 PM
To: Planning
Subject: Rezoning of 2065&2075 AIRPORT ROAD

I LIVE IN RIDGE CREST SUBDIVISION AND I WANT TO VOTE AGAINST THE REZONING PLAN . AS YOU LOOK AROUND THE ROCKWALL AREA YOU CAN SEE GREEDY GREEDY DEVELOPERS AND THE TAX HUNGRY COMMISSIONERS AT WORK . PRETTY SOON IT WILL ALL BE GONE . LARRY L. HENRY , 2605 CYPRESS DR .

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From: Logan Sharkey [REDACTED]
Sent: Tuesday, August 10, 2021 5:55 AM
To: Planning
Subject: Case No. Z2021-031: Zoning Change from AG to SF-1

I am opposed to the request. This land backs up to my property and I'm happy with the way it currently is. I would hate for a developer to purchase the land and then it turns into a small subdivision. I vote against this change and would prefer this stay AG and not be changed.

Thank you,
Logan Sharkey

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From: Marjorie Murat [REDACTED]
Sent: Tuesday, August 10, 2021 9:58 AM
To: Planning
Cc: Jamey Farrow
Subject: Case No. Z2021-031: Zoning Change from AG to SF-1

Morning,
We are opposed to the request.
Jamey Farrow and Marjorie Murat
401 Fox Hollow Drive, 75087

*Thank you,
Marjorie*



Texas law requires all real estate license holders to provide the TREC Consumer Protection Notice and TREC Information About Brokerage Services

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From: Susan Shim <[REDACTED]>
Sent: Tuesday, August 10, 2021 5:41 PM
To: Planning
Subject: Case No Z2021-031 Zoning Change from AG to SF-1
[REDACTED]

Case No Z2021-031 Zoning Change from AG to SF-1

I wish to cast my vote in the following manner

I am in **FAVOR** of the request for the reasons listed below

I am **OPPOSED** to the request for the reasons listed below

LISTED REASON FOR VOTE:

We purchased our home due to the low density house in current existence and do not want to change the landscape/development currently in place.

Sent from my iPhone

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From: Barbara Schueler <[REDACTED]>
Sent: Tuesday, August 10, 2021 5:39 PM
To: Planning
Cc: [REDACTED]
Subject: Case No Z2021-031 Zoning change from Ag to SF-1

Case No Z2021-031 Zoning change from Ag to SF-1

I am OPPOSED to the request for the reasons attached:

Presently Rockwall is undergoing an amazing amount of growth. We are growing so fast that little consideration is given to land use changes. For the most part we are in a yeah, change it situation. New subdivisions are approved, zoning is changed and then, the next month we move on to new business and new changes with little thought about what was approved the month before.

Rockwall growth is moving at the pace of a rocket. Our roads and infrastructure can not keep up. John King is the newest road in Rockwall to move volumes of traffic around our city and it is 10 years old. I 30 is about to undergo construction, with the reconstruction 3549, they are going to using Airport Rd as an alternate route to get around plus all the new businesses that are on Airport Rd that also increases traffic.

It seems we conveniently forget about all the subdivisions we have platted waiting development, so it would be rational that the city leaders and city fathers don't make mistakes like the apartment complex downtown. We need to be more responsible with our planning. By changing the zoning on this 5 acre piece of property, potentially, potentially, there could be another 10 to 15 houses put on that land, attached to a main artery street that already

backs up with traffic. And there isn't a new school within a 3 mile radius to handle the influx of possible children. I have lived in Rockwall my entire life. I remember in the 1970's and 80's when Mesquite was the hot place to live. Houses and subdivision appeared weekly, traffic backed up and basically Mesquite was a mess to drive through. Now Mesquite is a city line you pass going through Dallas County. It has lost it's individuality. Let's not let that happen to Rockwall With a new city Mayor and City Council members coming on board, I think it is only fair and prudent that for the welfare of our city, that the City place a Moratorium on all building so that we can define the city's growth and look at the direction as to how we want our city to evolve.

As an example of my plea, and because there are so many new people in the room, I will remind everyone that it was just 10 years ago that we were under water rations because the city had grown so fast that we didn't have access to the water that

was needed for the residents of Rockwall. If it had not been for nature's protection of us we could easily find ourselves in the same situation again.

And since I mentioned our water System, as a 15 year resident of the City of Rockwall, I am still waiting to have City of Rockwall water. I was here in December complaining about my water service. At that time I was told that it would be addressed by the City. 8 months later I am still waiting. Now I

find out that the new residents on my street have water from the City of Rockwall but those of us who have been paying taxes to the City of Rockwall for greater than 15 years still must deal with Blackland Water. If issues that are 15 years old have not been handled, it just further proves that the City of Rockwall is not ready for more homes on this street.

As a city we need to take a deep breath and catch up. Presently we have debacle of a 4 story apartment complex going up in the heart of our city because someone didn't pay attention to multiuse zoning. And the zoning in that area was forgotten about or ignored.

Rockwall has already designated the other side of the freeway as the Rockwall Industrial Park. And the zoning is light industrial. I own 2 acres on Airport Road, The railroad runs directly behind my property. If we are going to change zoning because someone sneezes and allow this potential development to be snuck onto our street. Then I want my property zoning changed to light industrial and I will move on. Please Remember it is quality, not quantity of life that we want.

Barbara Jean Schueler
2070 Airport Rd
Rockwall TX 75087

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outside buffer

From: Brodie Breitling <[REDACTED]>
Sent: Tuesday, August 10, 2021 4:07 PM
To: Planning
Subject: Epton Land Planning and Zoning Meeting

Case No Z2021-031 Zoning Change from AG to SF-1

I wish to cast my vote in the following manner

I am in **FAVOR** of the request for the reasons listed below

I am **OPPOSED** to the request for the reasons listed below

I moved to the Ridgecrest neighborhood for its privacy and to move away from overpopulated neighborhoods. This re-zoning will allow for additional development adjacent to the Ridgecrest community. I am opposed to additional single family development off of Airport Rd. resulting in additional congestion at the intersection at Airport Rd. and John King Blvd.

Thank you,

Brodie Breitling
2610 Cypress Dr.
Rockwall, TX 75087

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From: Audrey Mullins <[REDACTED]>
Sent: Tuesday, August 10, 2021 5:37 PM
To: Planning
Subject: Vote

Case No Z2021-031 Zoning Change from AG to SF-1

I wish to cast my vote in the following manner

I am in **FAVOR** of the request for the reasons listed below

I am **OPPOSED** to the request for the reasons listed below

I bought house on Cypress to live in small neighborhood. I do not want to see more houses, traffic, etc backing up to our new neighborhood. I love the old country look driving down the street on airport rd

Sent from my iPhone

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Gamez, Angelica

From: Suzanne Robinson [REDACTED]
Sent: Tuesday, August 10, 2021 6:52 PM
To: Planning
Subject: Case No Z2021-031 Zoning Change from AG to SF-1

Case No Z2021-031 Zoning Change from AG to SF-1

I wish to cast my vote in the following manner

I am in **FAVOR** of the request for the reasons listed below

I am **OPPOSED** to the request for the reasons listed below

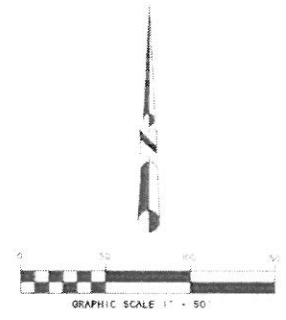
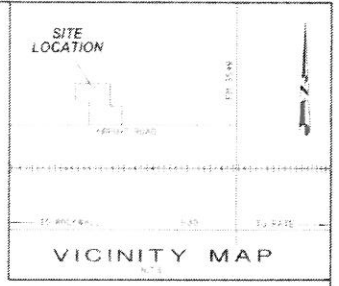
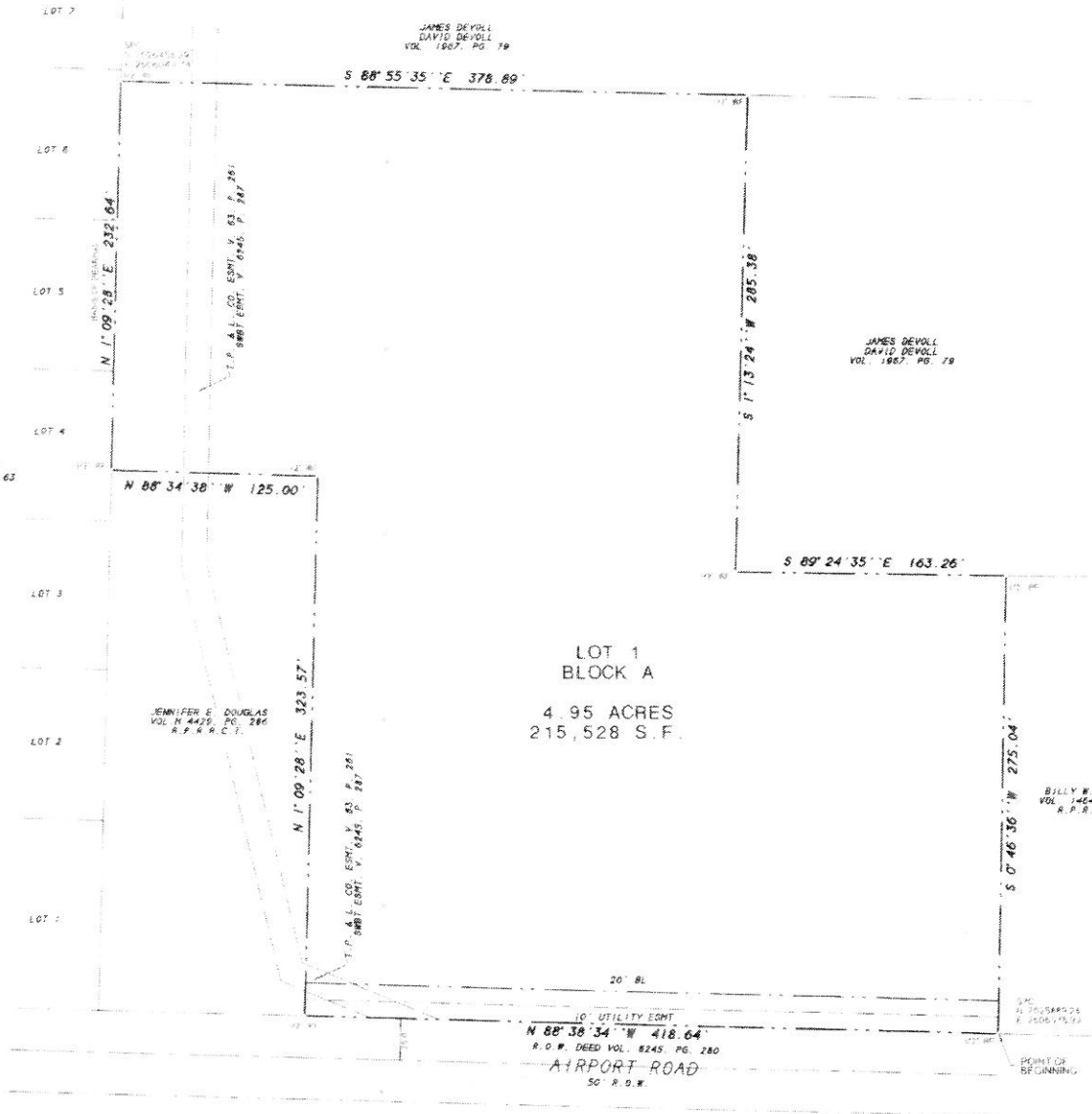
There is no comprehensive plan to avoid urban sprawl. Rockwall has maintained a good balance of industry, community and new housing. Adding more housing in such a small space will severely impact traffic, noise and pollution. The almighty dollar is NOT more important than the overall well being of the current residents of Rockwall and more specifically, the Ridgcrest neighborhood.

Sincerely,

Suzanne

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J 323
FINAL PLAT
EPTON ADDITION
LOT 1, BLOCK A

4.95 ACRES OR 215,528 S.F.
(1 LOT)

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 provided 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 permitted therefore absent the required under Ordinance 85-04.
- 2) According to F.M.A. Flood Insurance Rate Map (Community Panel No. 49091C0005) Lot 1, Block A, is in Flood Zone X. This property does not appear to be within a 100-year flood plain.
- 3) BEARING SOURCE: CITY OF ROCKWALL CONCRETE MONUMENT SYSTEM
- 4) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "IRIS 504"

SHEET 1 OF 2

OWNER:
JEREMY EPTON
KRISTI HELMER
2075 AIRPORT ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration # 10190542
6770 FM 1965, ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



OWNERS' CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Jeremy Epton and Kristi Helmer 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 tract of land or parcel of land situated in the E.M. ELLIOTT SURVEY ABSTRACT NO. 87 (also known as "Rockwall County Tracts") being a part of land owned by said parties in entirety deed from Anne Gray to said parties, Parkers and Peegles Estate, dated August 19, 1997 and being recorded in Volume 80, Page 47 of the Public Records of Rockwall County, Texas, and also a part of a tract owned as described in a Survey plat issued from Epton to Gray, to which a deed of Texas, dated August 25, 2000 and being recorded in Volume 211, Page 267 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 10' iron rod found for corner of said Parker tract and the west boundary line of said tract as described in a Warranty Deed in File W. File number as recorded in Volume 164, Page 221 of the Real Property Records of Rockwall County, Texas, and from thence N. 100 deg. 40 min. 36 sec. E. 347.81 feet to the Southeast corner of said Parker tract and in the north-south line of corner of Acker Road parcel recorded in Volume 624, Page 216 of the Public Records of Rockwall County, Texas.

THENCE S. 85 deg. 46 min. 34 sec. W. along the north right of way line of Acker Road, a distance of 215.07 feet to a 12" iron rod found for corner of said tract, and from thence N. 100 deg. 40 min. 36 sec. E. along the north line of said tract, a distance of 125.00 feet to a 12" iron rod found for corner at the northeast corner of same.

THENCE N. 01 deg. 04 min. 36 sec. W. along the north line of said tract, a distance of 125.00 feet to a 12" iron rod found for corner at the northeast corner of same.

THENCE N. 01 deg. 04 min. 36 sec. E. a distance of 222.84 feet to a 10" iron rod found for corner at the northeast corner of said Parker Estate Tract.

THENCE S. 63 deg. 55 min. 05 sec. E. a distance of 378.88 feet to a 10" iron rod found for corner at the northeast corner of said Parker Estate Tract.

THENCE S. 01 deg. 13 min. 27 sec. W. a distance of 285.48 feet to a 12" iron rod found for corner at the northeast corner of said Parker tract.

THENCE S. 83 deg. 24 min. 35 sec. E. a distance of 152.26 feet to a 10" iron rod found for corner at the northeast corner of said Parker tract and northeast corner of said Peegles tract.

THENCE S. 00 deg. 48 min. 36 sec. W. a distance of 271.04 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
The undersigned owner of the land shown on this plat, and designated herein as EPTON ADDITION, LOT 1, BLOCK A, as addition to the City of Rockwall, Texas, and subject to the various other covenants, conditions and restrictions shown on the plat and all other restrictions, covenants, conditions and restrictions shown on the plat and all other restrictions, covenants, conditions and restrictions shown on the plat, have been notified and advised that the City of Rockwall, Texas, has the right to acquire the land shown on this plat for public use and for the purposes shown on this plat.

I, the undersigned, do hereby receive the easements shown on this plat for the purposes stated and for the public use and administration of all streets shown on this plat and I do understand the following:

- No buildings shall be constructed or placed upon, or across the utility easement as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any structure, fence, hedge, driveway, or other growing or any improvements which in any way interfere or interfere with construction, maintenance or efficiency of the electric system or any of those components thereof, and any public utility shall have the right to dig up and remove or access to, from and across the said easement strips for purposes of construction, reconstruction, inspection, repairing, replacing, and other activities and to remove all or part of any structure, fence, hedge, or other improvements which in any way interfere with the construction of any work.
- The City of Rockwall will not be responsible for any damage or liability resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer & its subdivision engineer shall bear total responsibility for street-train requirements.
- The developer shall be responsible for the necessary permits to provide drainage patterns and drainage conduits such that properties within the drainage area are not adversely affected by storm drainage from the subdivision.
- No house dwelling or other structure shall be constructed on any lot in the subdivision 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 all easements with respect to the entire block on the street or streets to which the property relates, including the actual installation of streets with the required base and curbing, curbs and gutter, water and sewer drainage and utility lines, sign structures, street names, and alleys, all according to the specifications of the City of Rockwall.

Unless the developer and/or owner files a corporate or city record with the city containing a full and complete list of all such improvements for the subdivision as set forth herein, the subdivision engineer shall be responsible for the installation of all such improvements for the subdivision, which work shall be paid for by the City of Rockwall.

Further, the undersigned hereby certifies that the public services required in connection with the subdivision will conform with the present and future growth needs of the City. I, the undersigned, and assign my heirs, executors, administrators, or assigns of any kind that I may have as a result of the dedication of easements herein.

STATE OF TEXAS
COUNTY OF ROCKWALL
I, the undersigned authority, on this day personally appeared JEREMY EPTON known to me to be the person whose name is subscribed to this foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this 18 day of Jan 2018

Elizabeth A. Morgan
Notary Public in and for the State of Texas
My Commission Expires 02-28-21

STATE OF TEXAS
COUNTY OF ROCKWALL
I, the undersigned authority, on this day personally appeared KRISTI HELMER known to me to be the person whose name is subscribed to this foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this 18 day of Jan 2018

Elizabeth A. Morgan
Notary Public in and for the State of Texas
My Commission Expires 02-28-21

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold G. Fetty, III, P.E., No. 5014, do hereby certify that, based on this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly located under my personal supervision.

Harold G. Fetty, III
Registered Professional Land Surveyor No. 5114



RECOMMENDED FOR FINAL APPROVAL

Signature of City Engineer
Date

APPROVED BY

I hereby certify that the above and foregoing plat of EPTON ADDITION, LOT 1, BLOCK A, as addition to the City of Rockwall, Texas, in addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the 29th day of January, 2018.
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 the time and in the form as a matter 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 29th day of January, 2018

Mayor of Rockwall
City Engineer
Date 5-16-18

FINAL PLAT
EPTON ADDITION
LOT 1, BLOCK A
4.95 ACRES OR 215,528 S.F.
(1 LOT)

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

OWNER:
JEREMY EPTON
KRISTI HELMER
2075 AIRPORT ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration No. 117679-00
6720 FM 1565, ROYSE CITY, TX 75189 817-635-2255 PHONE traey@hdfetty.com

SHEET 2 OF 2



APPROVED BY: JEREMY EPTON
DATE: JANUARY 2, 2017
FILED: 01/02/17

Lee, Henry

From: Epton, Jeremy L <jeremy.epton@cbridfw.com>
Sent: Friday, July 16, 2021 2:21 PM
To: Lee, Henry; Lee, Henry
Subject: Re: Epton Addition Plat on File

Hi Henry,

This is Jeremy Epton. I am the current property owner of 2075 Airport Rd, Rockwall, TX 75087. I'm sending you this email to make you aware of the agreement between Tino Liscano and Judy Liscano and I on the sell of approx. 1 acre of my property to Judy Liscano. The lot directly east of my existing house is the plot they desire to purchase. It's approx. 46,480 sq ft

Thanks
Jeremy Epton

From: Epton, Jeremy L
Sent: Friday, July 16, 2021 1:50 PM
To: Judy Liscano
Subject: Fw: Epton Addition Plat on File

From: Lee, Henry
Sent: Friday, July 16, 2021 11:32 AM
To: Epton, Jeremy L
Cc: 'pathwayplumbing@yahoo.com'
Subject: Epton Addition Plat on File

Good Morning,

Per our conversation, attached in the plat for the Epton Addition we have on file. Please provide me an email confirming that this is the exhibit you would like to use for your zoning case. Also please provide me with a letter of explanation that details why this rezoning request is being made. Let me know if you have any questions.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 4.95-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, EPTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBITS 'A' & 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Tino and Judy Liscano on behalf of the owner Jeremy Lance Epton for a change in zoning from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in Exhibits 'A' & 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District.

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family 1 (SF-1) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the

zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF SEPTEMBER, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

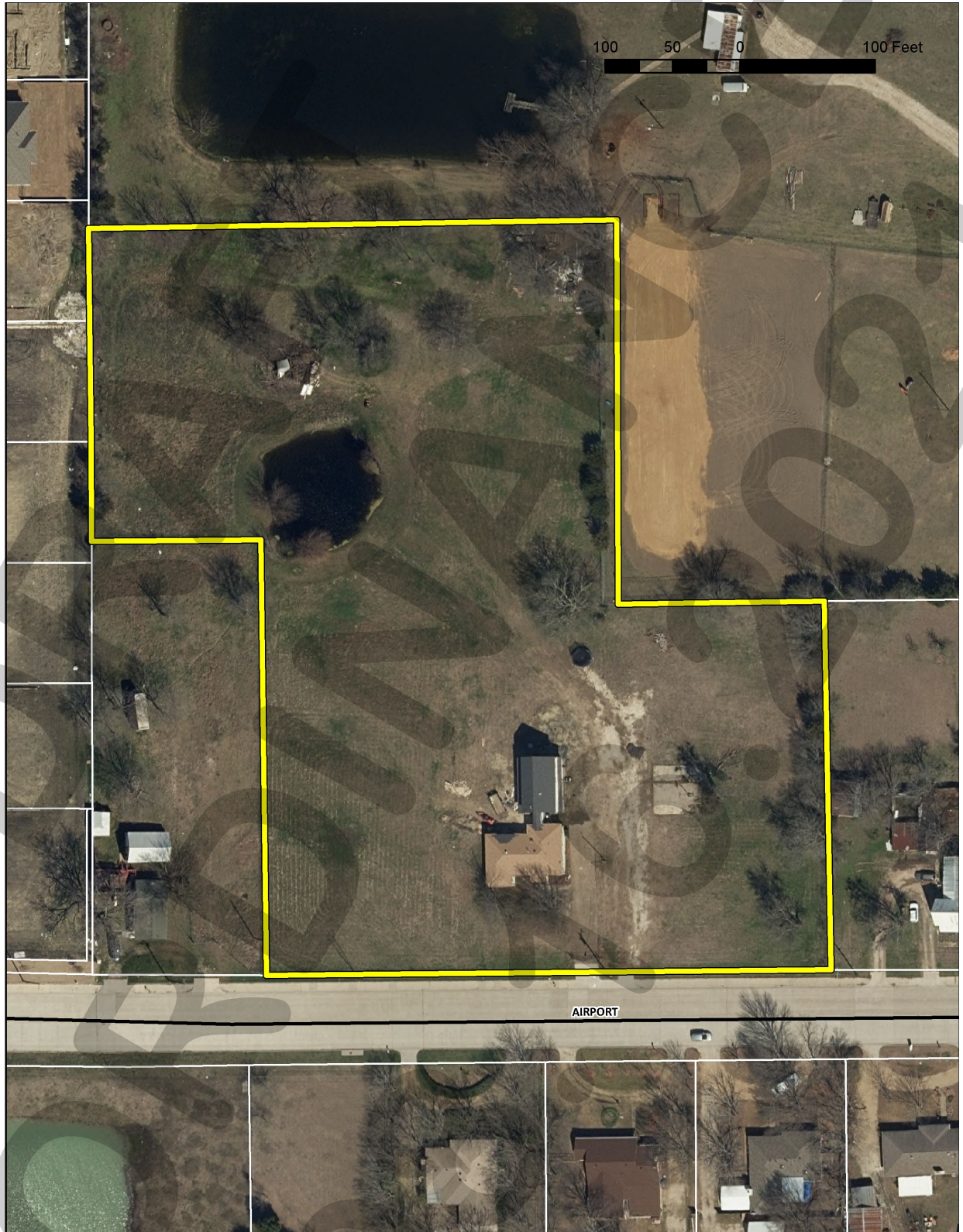
Frank J. Garza, *City Attorney*

1st Reading: August 16, 2021

2nd Reading: September 7, 2021

Exhibit 'A'
Location Map & Legal Description

Legal Description: A 4.95-Acre Parcel of Land Identified as Lot 1, Block A, Epton Addition
Addressed As: 2065 & 2075 Airport Road





September 20, 2021

TO: Tino & Judy Liscano
2316 Anita Dr.
Mesquite, TX 75149

COPY: Jeremy Lance Epton
2075 Airport Rd.
Rockwall, TX 75087

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2021-031; Zoning Change from Agricultural (AG) District and Single-Family 1 (SF-1) District

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on September 7, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 August 10, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.

City Council

On August 16, 2021, the City Council approved a motion to approve the zoning change with the conditions of approval by a vote of 6-0, with Council Member Daniels absent. (1st Reading)

On September 7, 2021, the City Council approved a motion to approve the zoning change with the conditions of approval by a vote of 7-0. (2ND Reading)

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

Sincerely,

David Gonzales, AICP
Planning and Zoning Manager