



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 224 Old Millwood Rd Rockwall TX 75087  
 Subdivision Sparks Six Addition Lot 1 Block A  
 General Location A0194 Simmons Tract 2.88 acres

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

Current Zoning	Current Use
Proposed Zoning	Proposed Use
Acreage	Lots [Current]                      Lots [Proposed]

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input checked="" type="checkbox"/> Owner	<u>Kerry Joshua Sparks</u>	<input type="checkbox"/> Applicant	
Contact Person	<u>Josh Sparks</u>	Contact Person	
Address	<u>224 Old Millwood Rd</u>	Address	
City, State & Zip	<u>Rockwall TX 75087</u>	City, State & Zip	
Phone	<u>214-287-6056</u>	Phone	
E-Mail	<u>joshsparks@anktx.com</u>	E-Mail	

## NOTARY VERIFICATION [REQUIRED]

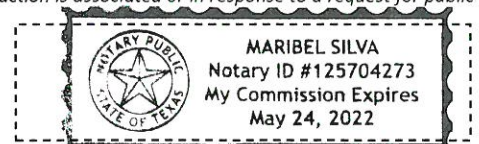
Before me, the undersigned authority, on this day personally appeared Kerry Joshua Sparks [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 357.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 23 day of June, 2020. 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 23 day of June, 2020.

Owner's Signature


Notary Public in and for the State of Texas

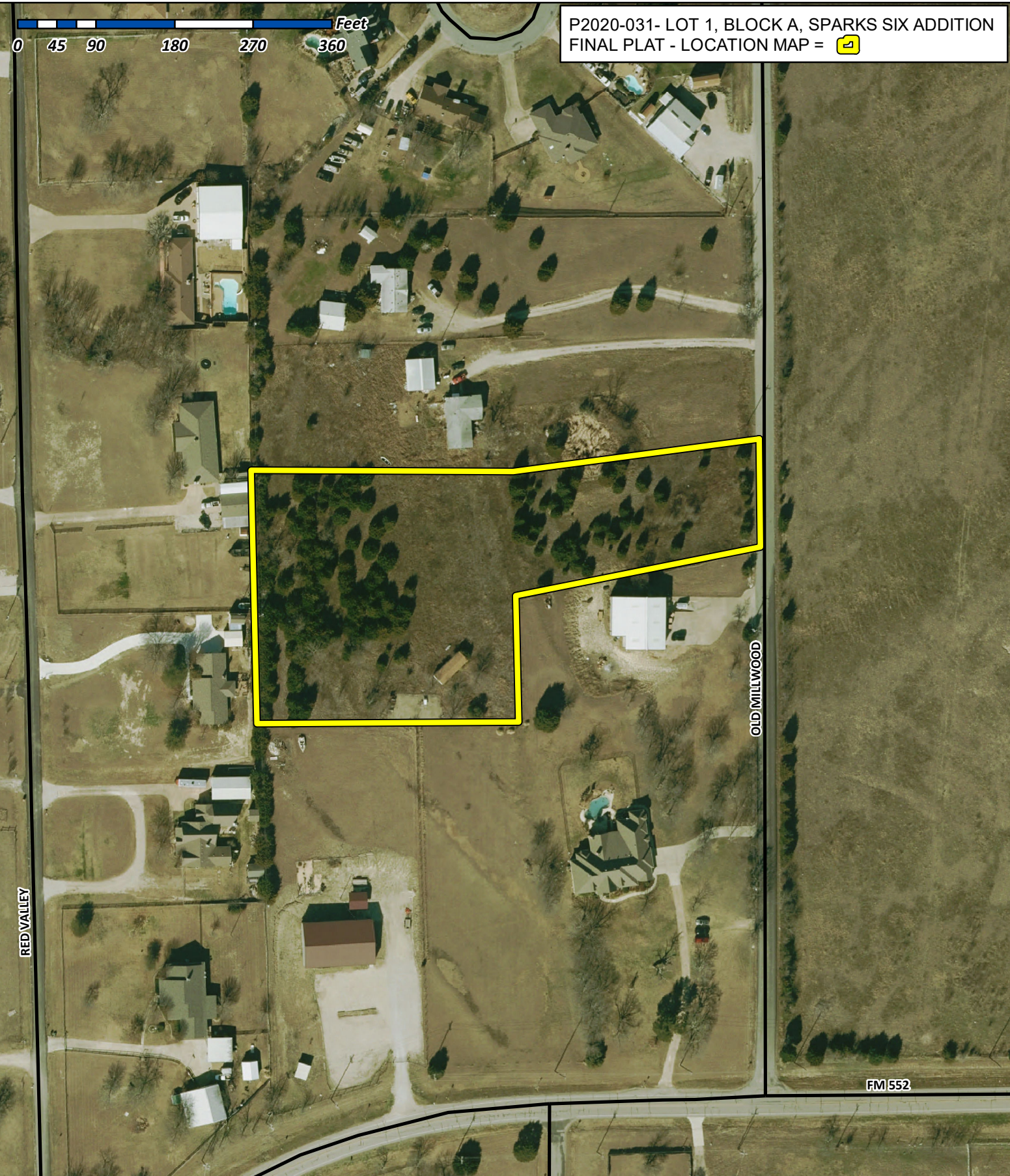


My Commission Expires May 24, 2022



0 45 90 180 270 360 Feet

P2020-031- LOT 1, BLOCK A, SPARKS SIX ADDITION  
FINAL PLAT - LOCATION MAP = 



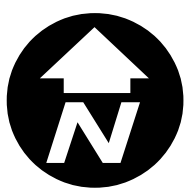
FM 552



# City of Rockwall

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

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





1.89 ACRES  
KERRY AND SHARIAN SPARKS  
VOL. 3795, PG. 0045  
D.R.R.C.T.

2.016 ACRES  
JAMES R. AND MARCIE PAYNE  
VOL. 872, PG. 285  
D.R.R.C.T.

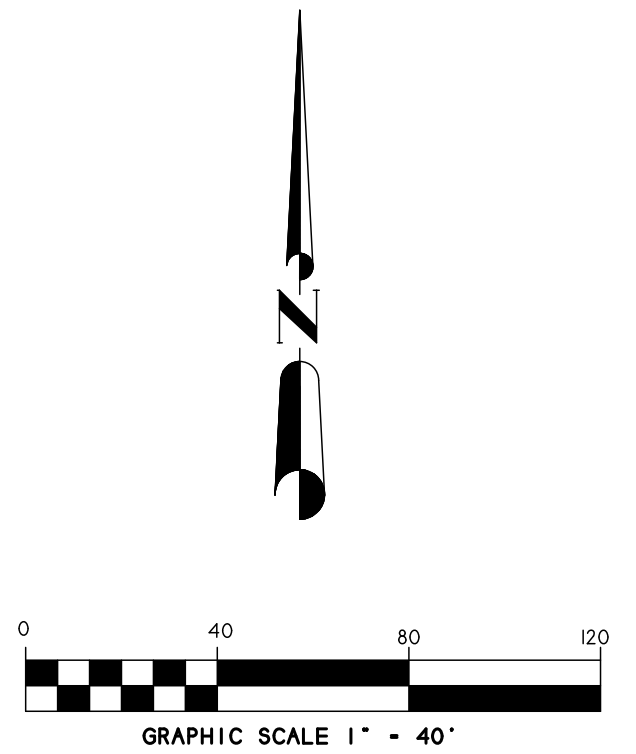
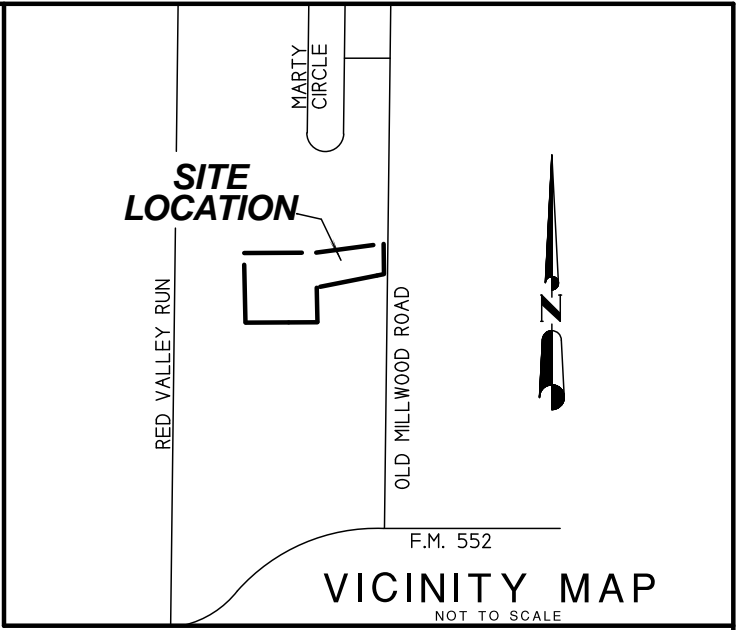
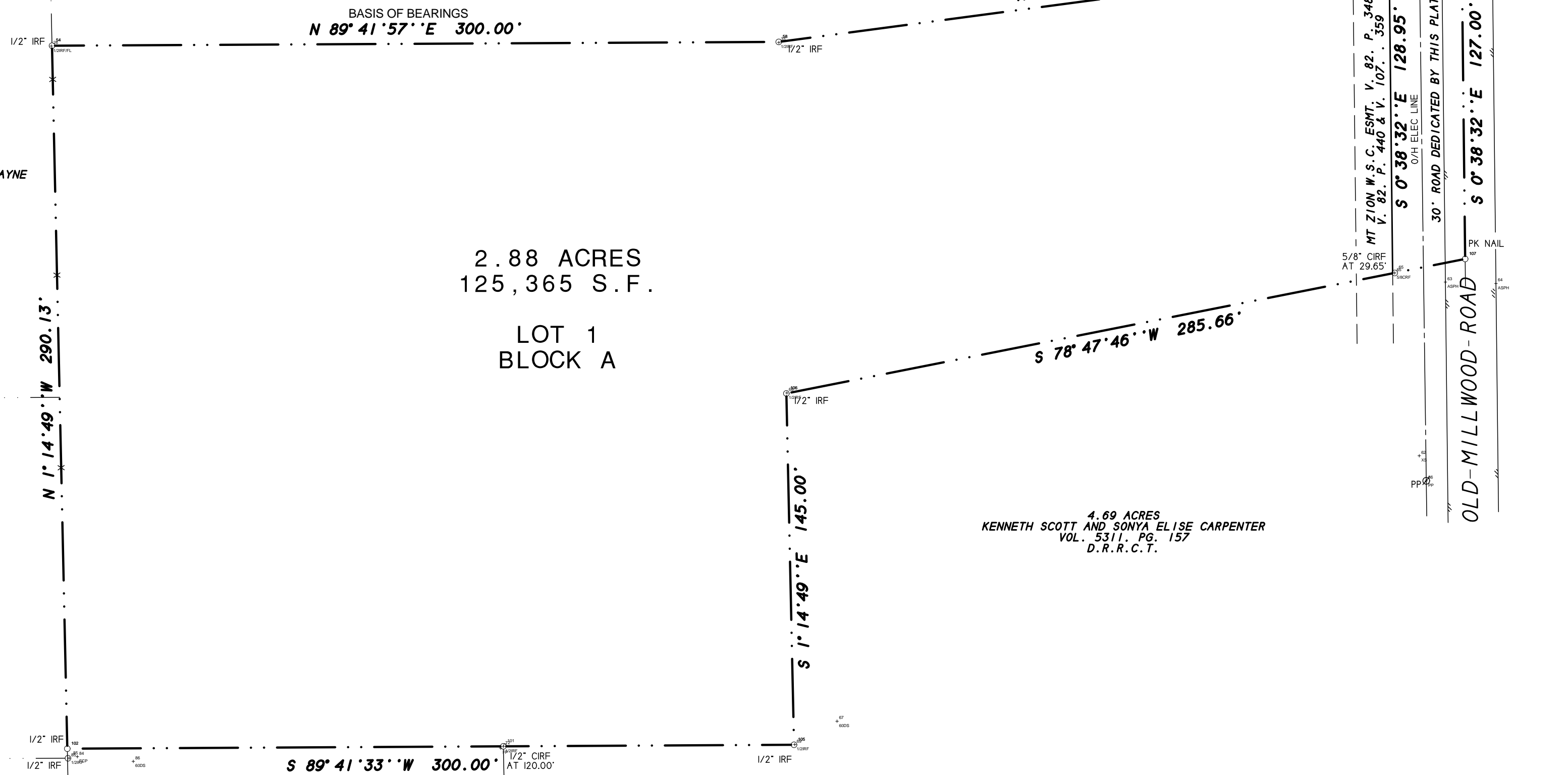
2.88 ACRES  
125,365 S.F.  
LOT 1  
BLOCK A

1.00 ACRES

1.00 ACRES  
DAVID AND KATHY HILL  
VOL. 700, PG. 0021  
D.R.R.C.T.

1.63 ACRES  
TRACT TWO  
JAMES B. AND SUSAN KAYE MORRISON  
VOL. 3854, PG. 0051  
D.R.R.C.T.

4.69 ACRES  
KENNETH SCOTT AND SONYA ELISE CARPENTER  
VOL. 5311, PG. 157  
D.R.R.C.T.



FINAL PLAT  
**SPARKS SIX ADDITION**  
**LOT 1, BLOCK A**

2.88 ACRES OR 125,365 S.F.  
( 1 LOT )  
SIMMONS SURVEY, A-194

IN THE E.T.J. OF  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

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

OWNER:  
KERRY JOSHUA SPARKS  
JENNIFER SPARKS  
224 OLD MILLWOOD RD  
ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
	TELEVISION CABLE RISER
	GAS METER
	ELECTRIC METER
	SUBSURFACE JUNCTION BOX
	FENCE
	TELEPHONE RISER
	ELECTRIC BOX
	WATER METER
	EASEMENT LINE
	PROPERTY LINES
	FIRE HYDRANT
	PUMP
	ELECTRIC METER
	WATER METER
	LIGHT POLE
	1/2\"/>

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

SURVEY DATE AUGUST 17, 2017  
SCALE 1" = 40' FILE # 20170308-FP  
CLIENT SPARKS

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

WHEREAS Kerry Joshua Sparks and Jennifer Sparks, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the MOSES SIMMONS SURVEY, ABSTRACT NO. 197, Rockwall County, Texas, and being all of a 0.999 acres tract of land as described in a Warranty deed from O.C. Sparks and Natalie Sparks to Michael Ray Miller and Kimberly Sparks Miller, dated September 10, 1976 and being recorded in Volume 123, Page 866 of the Real Estate Records of Rockwall County, Texas, and also being all of a 0.999 acres tract of land as described in a Warranty deed from O.C. Sparks and Natalie Sparks to Michael Ray Miller and Kimberly Sparks Miller, dated July 16, 1982 and being recorded in Volume 166, Page 428 of the Real Property Records of Rockwall County, Texas, and also being all of the 0.879 acres tract of land as described in a Warranty from O.C. Sparks and Natalie Sparks to Michael Ray Miller and Kimberly Sparks Miller, dated July 19, 1984 and being recorded in Volume 203, Page 596 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K nail for corner in the center of Old Millwood Road, at the northeast corner of said 0.879 acres tract of land and at the southeast corner of a 1.89 acres tract of land as described in a Warranty deed from Kerry Sparks to Sherian Sparks, dated November 22, 2004 and being recorded in Volume 3795, Page 45 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 38 min. 32 sec. E. along the center of said road and the east line of said 0.879 acres tract, a distance of 127.00 feet to a P-K nail found in center of road for corner at the southeast corner of said tract;

THENCE S. 78 deg. 47 min. 46 sec. W. at 29.65 feet pass a 5/8" iron rod found for witness and continuing for a total distance of 285.66 feet to a 1/2" iron rod found for corner at the southwest corner of said 0.879 acres and the northeast corner of said 0.999 acres tract;

THENCE S. 01 deg. 14 min. 49 sec. E. a distance of 145.00 feet to a 1/2" iron rod found for corner at the southeast corner of said 0.999 acres tract;

THENCE S. 89 deg. 41 min. 33 sec. W. a distance of 300.00 feet to a 1/2" iron rod found for corner at the southwest corner of said 0.999 acres tract;

THENCE N. 01 deg. 14 min. 49 sec. W. a distance of 290.13 feet to 1/2" iron rod found for corner at the southwest corner of said 1.89 acres tract;

THENCE N. 89 deg. 41 min. 57 sec. E. along the south line of said 1.89 acres tract of land, a distance of 300.00 feet to a 1/2" iron rod found for corner at the northwest corner of said 0.879 acres tract;

THENCE N. 82 deg. 26 min. 16 sec. E. along the south line of said 1.89 acres tract of land, a distance of 284.42 feet to the POINT OF BEGINNING and containing 125,365 square feet or 2.88 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as SPARKS SIX ADDITION, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in SPARKS SIX ADDITION, LOT 1, BLOCK A, have been notified and signed this plat.

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

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

KERRY JOSHUA SPARKS

JENNIFER SPARKS

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

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

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

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

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



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

RECOMMENDED FOR FINAL APPROVAL

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

APPROVED

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

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

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

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

FINAL PLAT  
**SPARKS SIX ADDITION**  
**LOT 1, BLOCK A**  
2.88 ACRES OR 125,365 S.F.  
( 1 LOT )  
SIMMONS SURVEY, A-194

IN THE E.T.J. OF  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:  
KERRY JOSHUA SPARKS  
JENNIFER SPARKS  
224 OLD MILLWOOD RD  
ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
TV TELEVISION CABLE POST	TEL TEL
GAS METER	PAVE RIBB
ELEC ELEC METER	WATER METER
ELEC ELEC JUNCTION BOX	WATER METER
LIPT LIGHT POLE	LIPT LIGHT POLE
IRON ROD FOUND	IRON ROD FOUND
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
ADJ. CONC. UNIT	ADJ. CONC. UNIT
PRIVATE TANK	PRIVATE TANK

SURVEY DATE AUGUST 17, 2017  
SCALE 1" = 40' FILE # 20170308-FP  
CLIENT SPARKS

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

CASE NO. P2020-