



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- 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 ADJACENT TO 330 H. WALLACE LN. ROCKWALL, TX 75032

Subdivision WALLACE TRACT Lot Block

General Location HORIZON / WALLACE LN.

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

Current Zoning	<u>AG/FARM</u>	Current Use	<u>AG/FARM</u>
Proposed Zoning	<u>RESIDENTIAL</u>	Proposed Use	<u>SINGLE FAMILY RES.</u>
Acreage	<u>2</u>	Lots [Current]	<u>1</u>
		Lots [Proposed]	<u>1</u>

**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>DONALD &amp; CATHY WALLACE</u>	<input type="checkbox"/> Applicant	
Contact Person	<u>CATHY WALLACE</u>	Contact Person	
Address	<u>330 H. WALLACE LN</u>	Address	
City, State & Zip	<u>ROCKWALL, TX 75032</u>	City, State & Zip	
Phone	<u>214-668-7752</u>	Phone	
E-Mail	<u>catlyn52@gmail.com</u>	E-Mail	

### NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared CATHY WALLACE [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 \$ 260.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 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 15th day of JUNE, 2020.


Owner's Signature Cathy Wallace

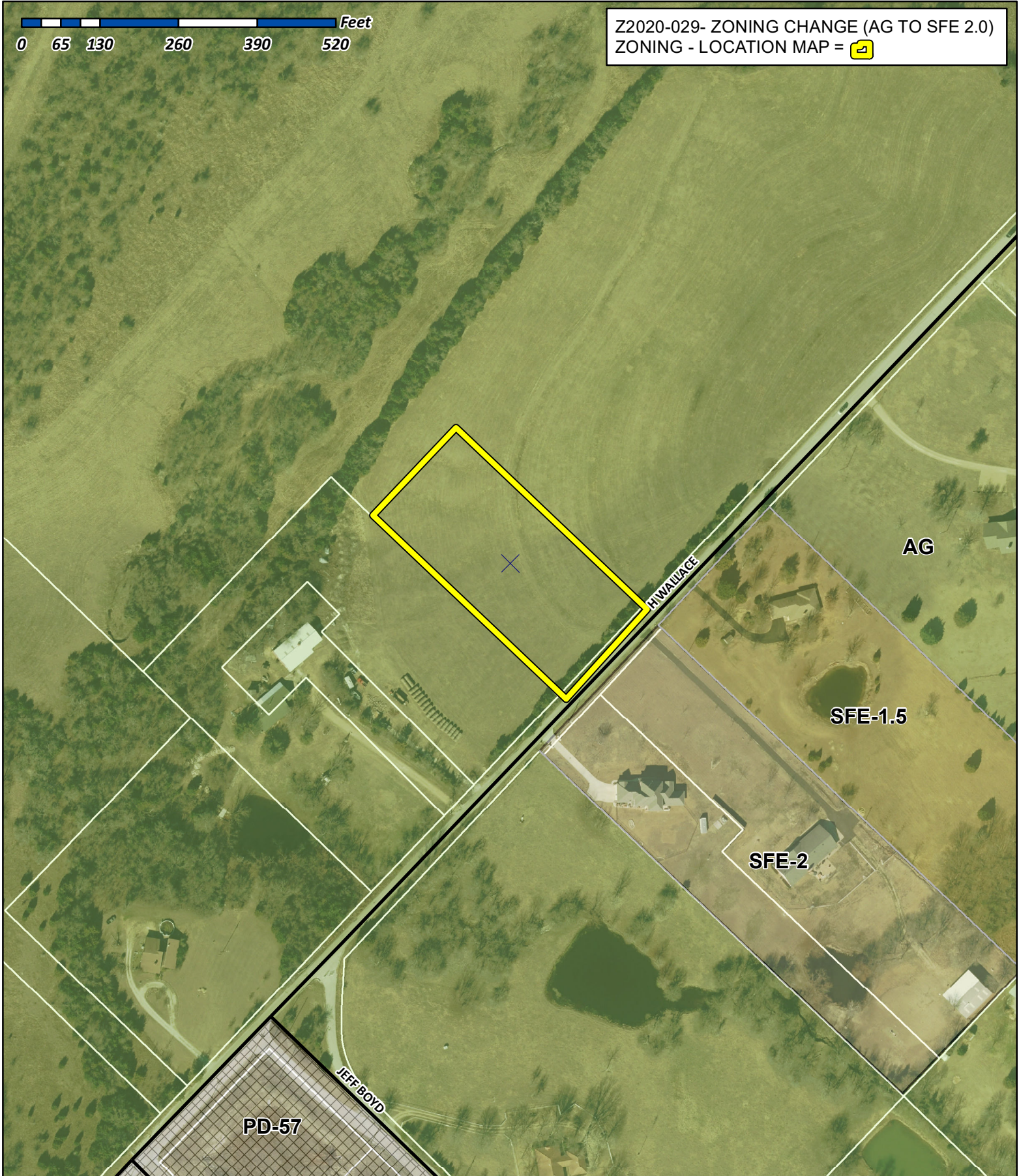
Notary Public in and for the State of Texas Misti A. Jones





0 65 130 260 390 520 Feet

Z2020-029- ZONING CHANGE (AG TO SFE 2.0)  
ZONING - LOCATION MAP = 



## City of Rockwall

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

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



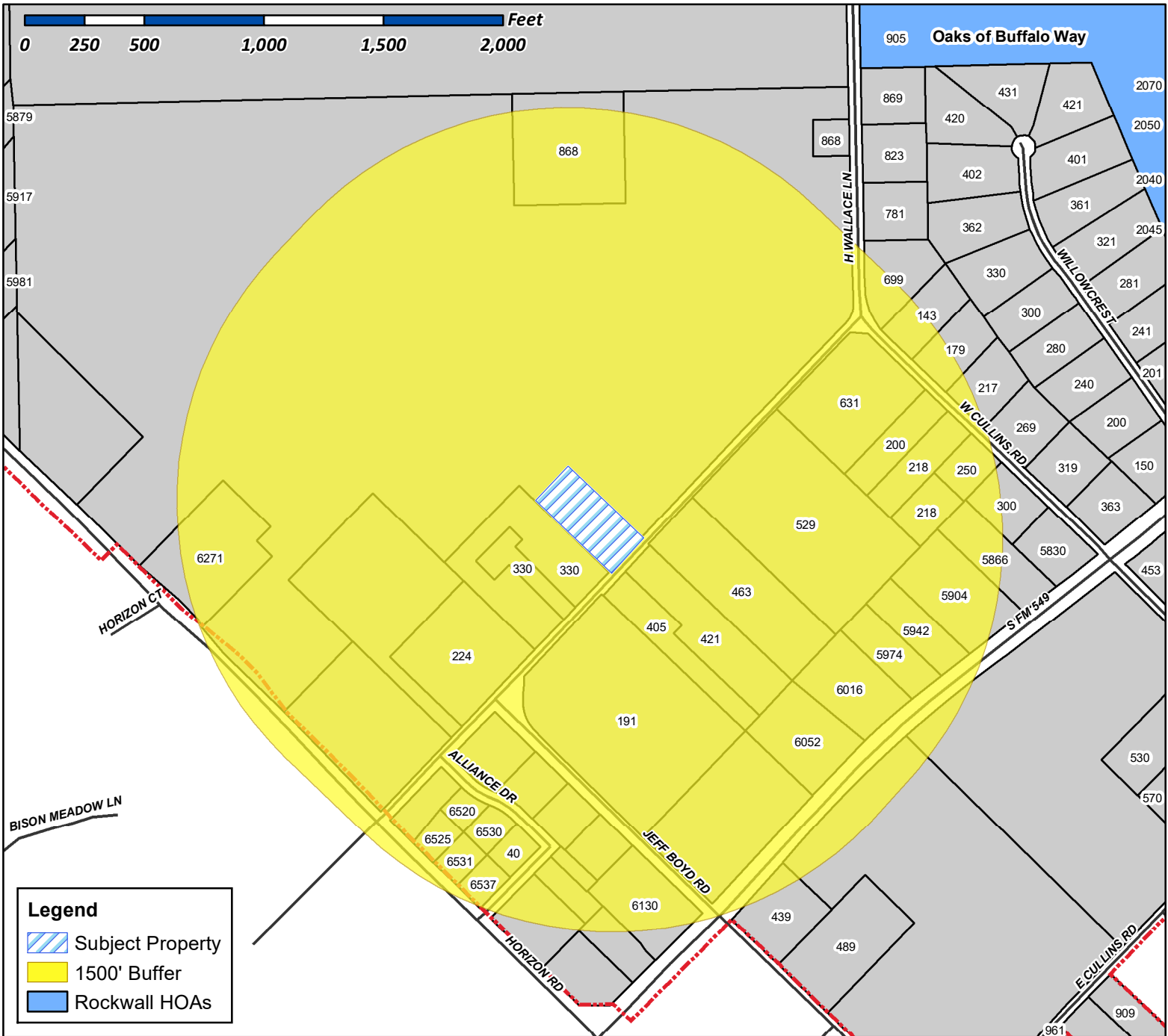




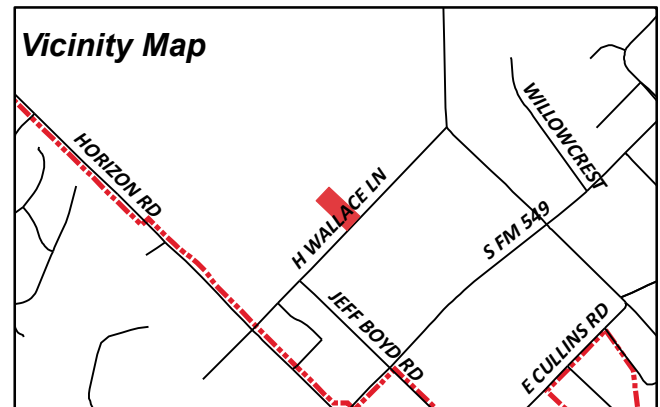
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385 S. Goliad Street  
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**Case Number:** Z2020-029  
**Case Name:** Zoning Change AG to SFE-2.0  
**Case Type:** Zoning  
**Zoning:** AG  
**Case Address:** Wallace Property



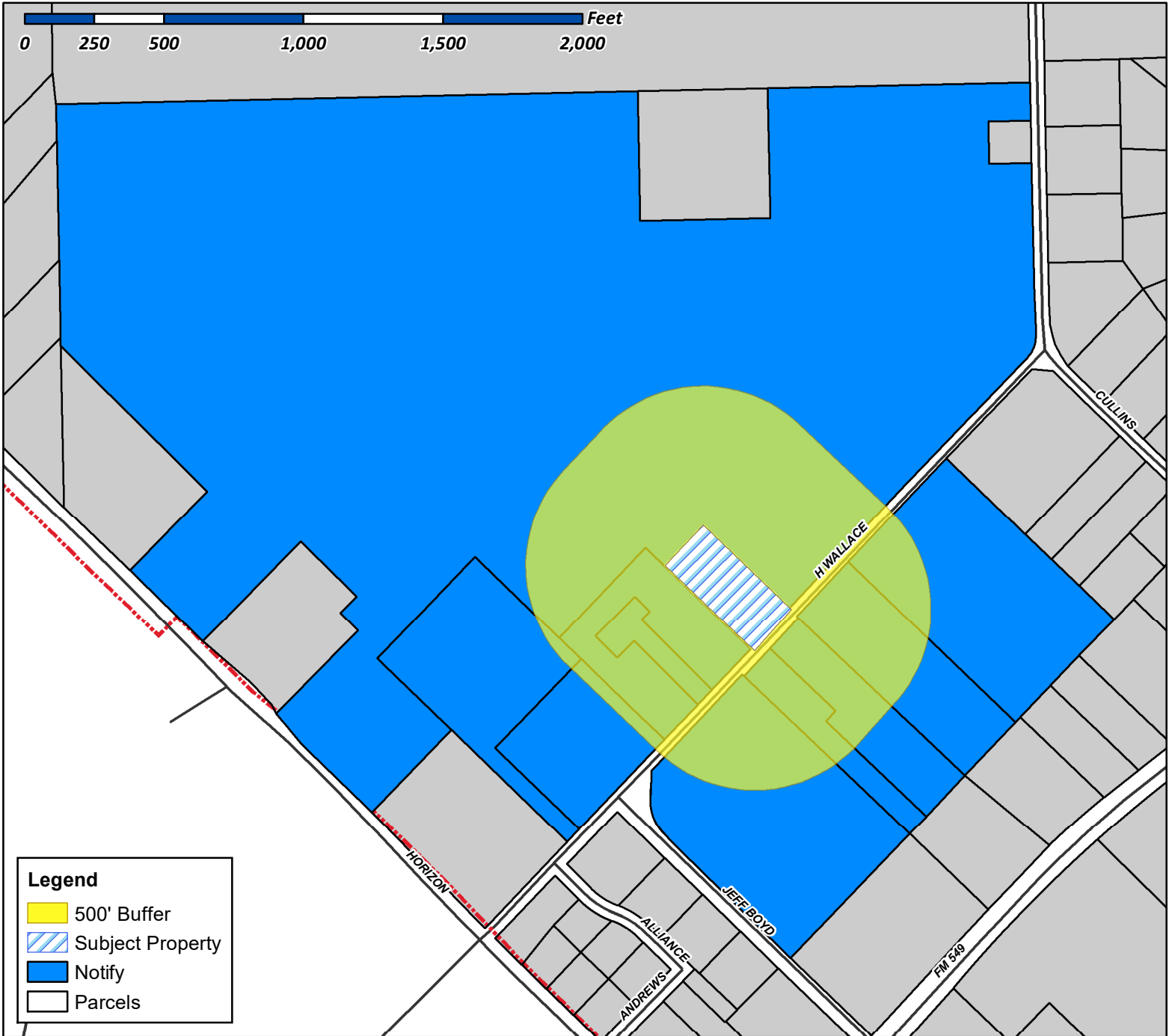
**Date Created:** 6/22/2020  
**For Questions on this Case Call** (972) 771-7745



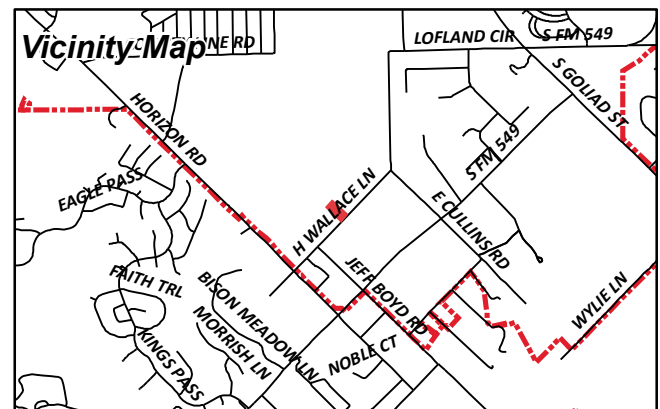
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**Case Number:** Z2020-021  
**Case Name:** Zoning Change AG to SFE-2.0  
**Case Type:** Zoning  
**Zoning:** AG  
**Case Address:** Wallace Property



**Date Created:** 6/22/2020  
 For Questions on this Case Call (972) 771-7745

# 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. Z2020-029: Zoning Change (AG to SFE 2.0) for the Wallace Tract**

Hold a public hearing to discuss and consider a request by Donald and Cathy Wallace for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a two (2) acre tract of land identified as a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of H. Wallace Lane and Horizon Road [FM-3097], 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, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 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](mailto: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, July 20, 2020 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. Z2020-029: Zoning Change (AG to SFE 2.0) for the Wallace Tract**

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.

Name:

Address:

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

6-15-20

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

RE: Rezoning Request

To Whom it May Concern,

Please accept this letter as a request to rezone *two(2)* total acres of our property, directly adjacent to 330 H. Wallace Lane, Rockwall, Tx. 75032, from Agriculture/Farming, to Residential/Single-Family Housing. Once the property has been rezoned, it is our goal to sell/gift the property to our son and daughter so that they will be able to build a home on the property.

If you should have any questions or concerns, please do not hesitate to give me a call.

Thank you for your time and consideration ~

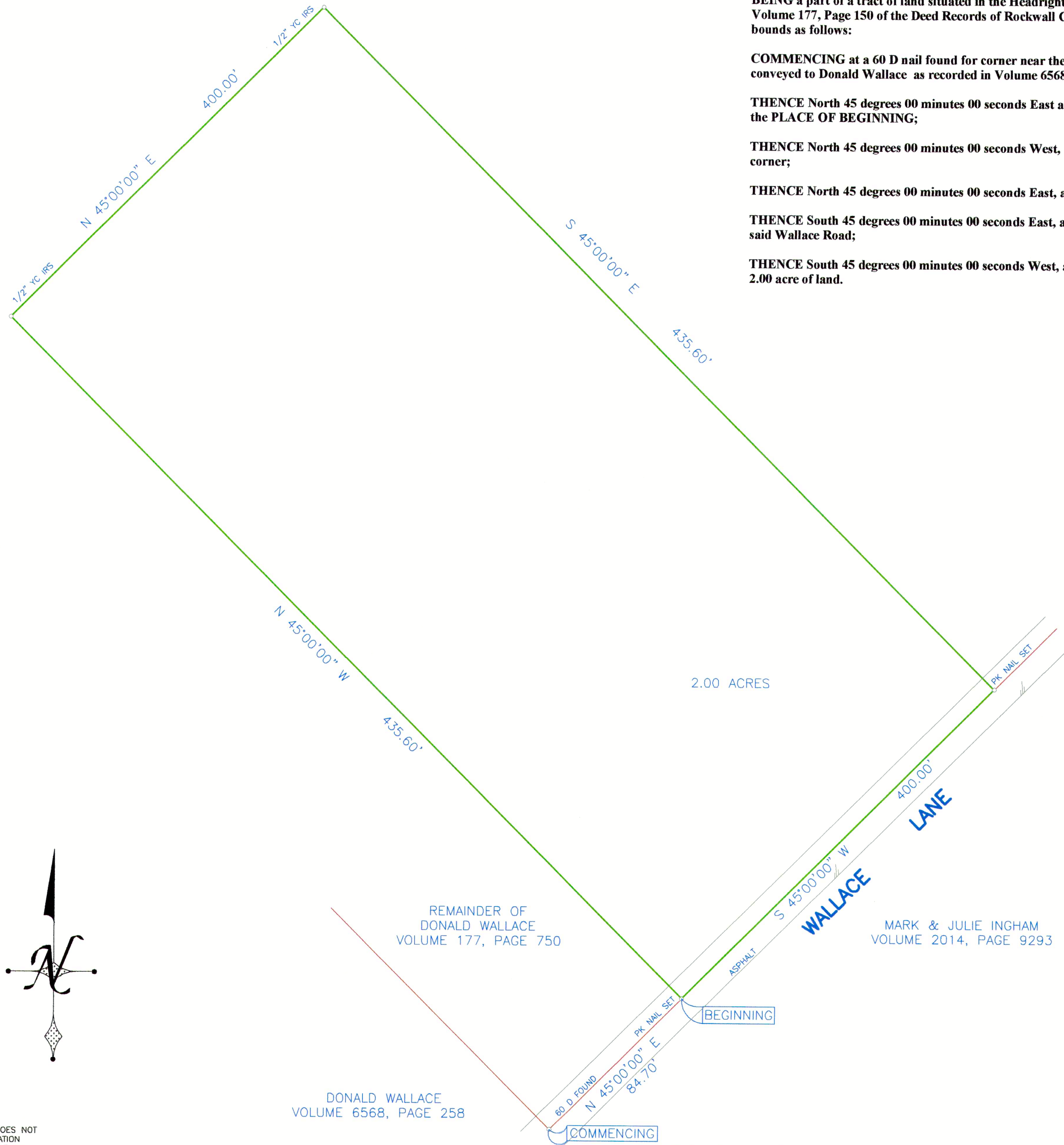
Regards,

A handwritten signature in cursive script that reads "Donald Wallace Cathy Wallace". The signature is written in black ink and is positioned above the printed name.

Donald & Cathy Wallace



REMAINDER OF  
DONALD WALLACE  
VOLUME 177, PAGE 750



STATE OF TEXAS:  
COUNTY OF ROCKWALL:

BEING a part of a tract of land situated in the Headright Survey of W.W. Ford conveyed to Donald Wallace as recorded in Volume 177, Page 150 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 60 D nail found for corner near the centerline of Wallace Lane, a being the Southeast corner of a tract conveyed to Donald Wallace as recorded in Volume 6568, Page 258 of the Deed Records of Rockwall County, Texas;

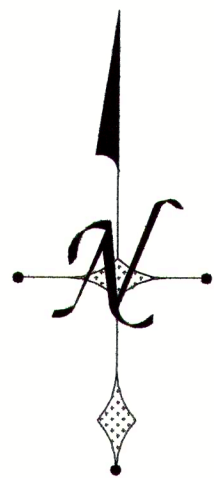
THENCE North 45 degrees 00 minutes 00 seconds East a distance of 84.70 feet to a PK nail set for corner and said point being the PLACE OF BEGINNING;

THENCE North 45 degrees 00 minutes 00 seconds West, a distance of 435.60 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds East, a distance of 400.00 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 45 degrees 00 minutes 00 seconds East, a distance of 435.60 feet to a PK nail set for corner near the centerline of said Wallace Road;

THENCE South 45 degrees 00 minutes 00 seconds West, a distance of 400.00 feet to the PLACE OF BEGINNING and containing 2.00 acre of land.



REMAINDER OF  
DONALD WALLACE  
VOLUME 177, PAGE 750

DONALD WALLACE  
VOLUME 6568, PAGE 258

MARK & JULIE INGHAM  
VOLUME 2014, PAGE 9293

2.00 ACRES

**RHODES**  
Surveying  
WWW.RHODESURVEYING.COM

**SURVEY PLAT**

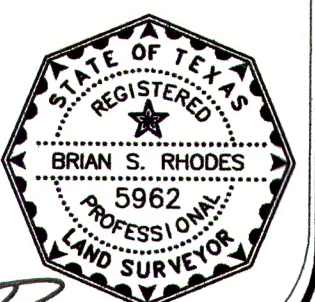
BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940  
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. WALLACE LANE, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40'  
Date: 07/25/2014  
G. F. No.:  
Job no.: 83951-A  
Drawn by: CW

P.O. BOX 175  
FATE TEXAS 75132  
PHONE 972-475-8940  
FAX 972-475-9036



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

TITLE AND ABSTRACTING WORK FURNISHED BY DON WALLACE

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DON WALLACE

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

