



# 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)<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 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:

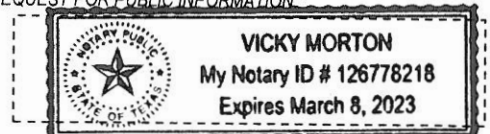
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 274.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF July, 2021. BY SIGNING THIS APPLICATION,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

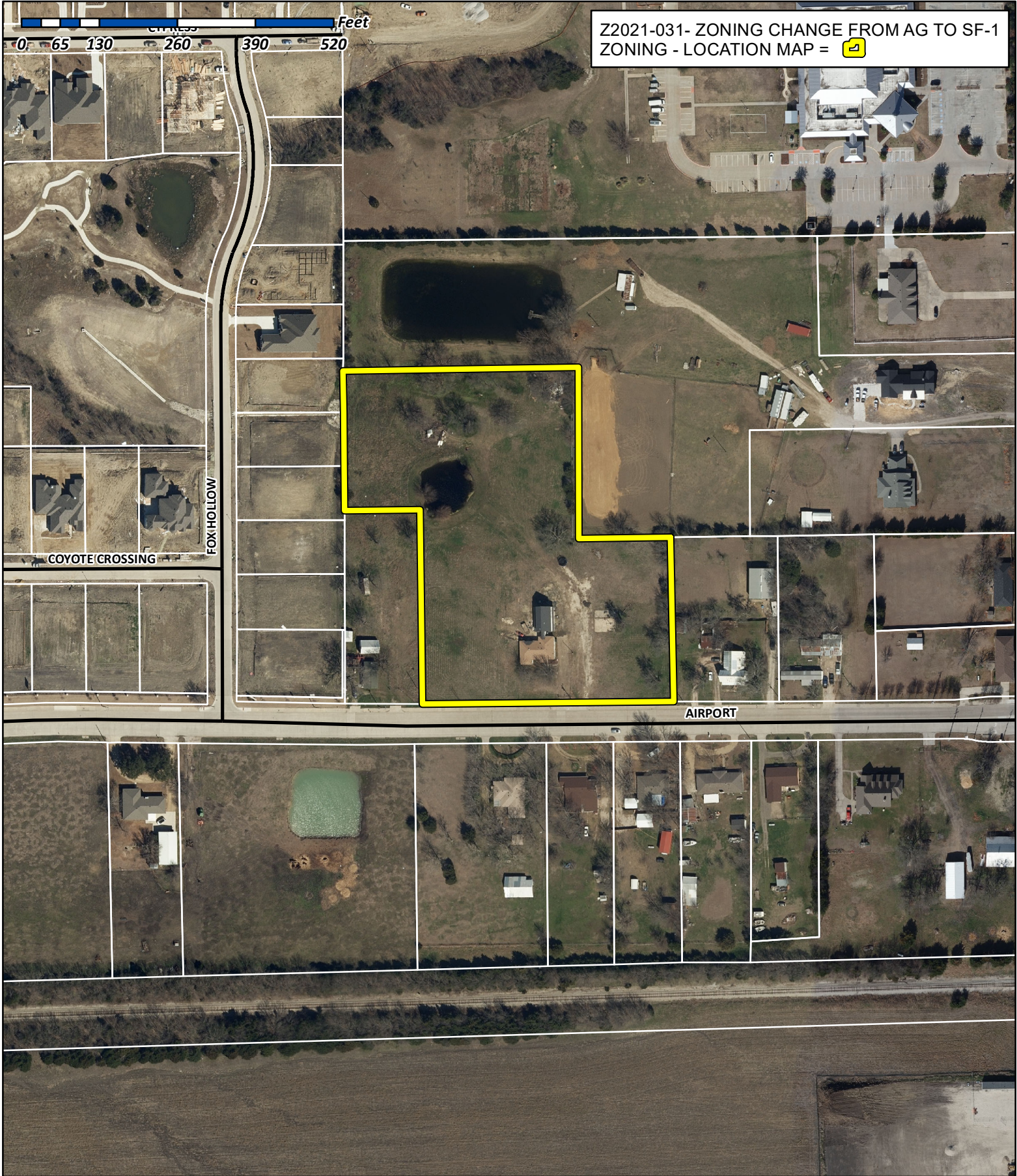
OWNER'S SIGNATURE

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.

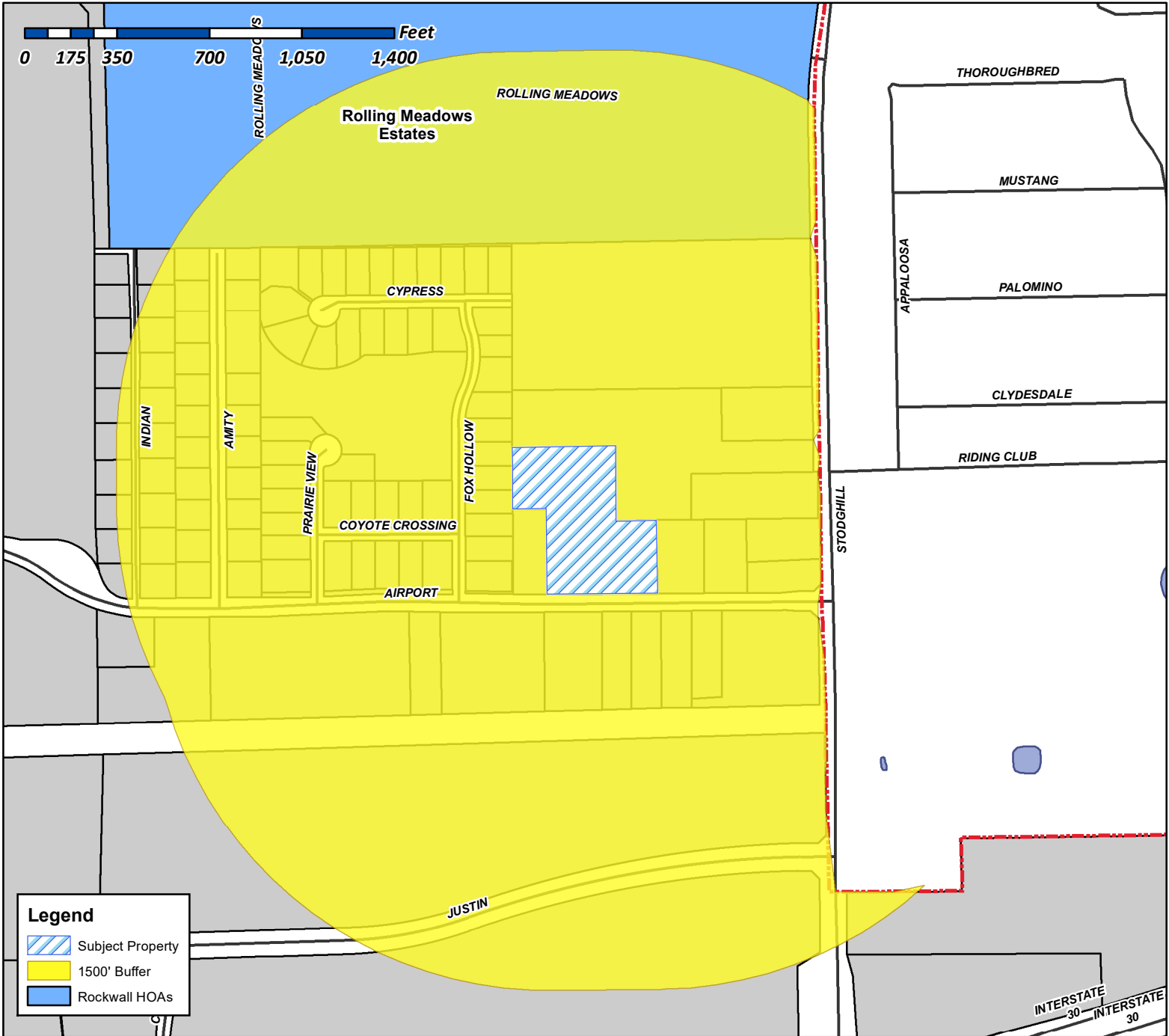




# City of Rockwall

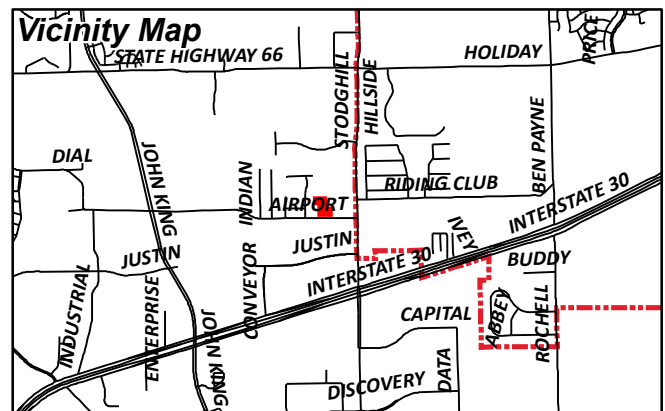
Planning & Zoning Department  
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**Case Number:** Z2021-031  
**Case Name:** Zoning Change from AG to SF-1  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 2075 Airport Road

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

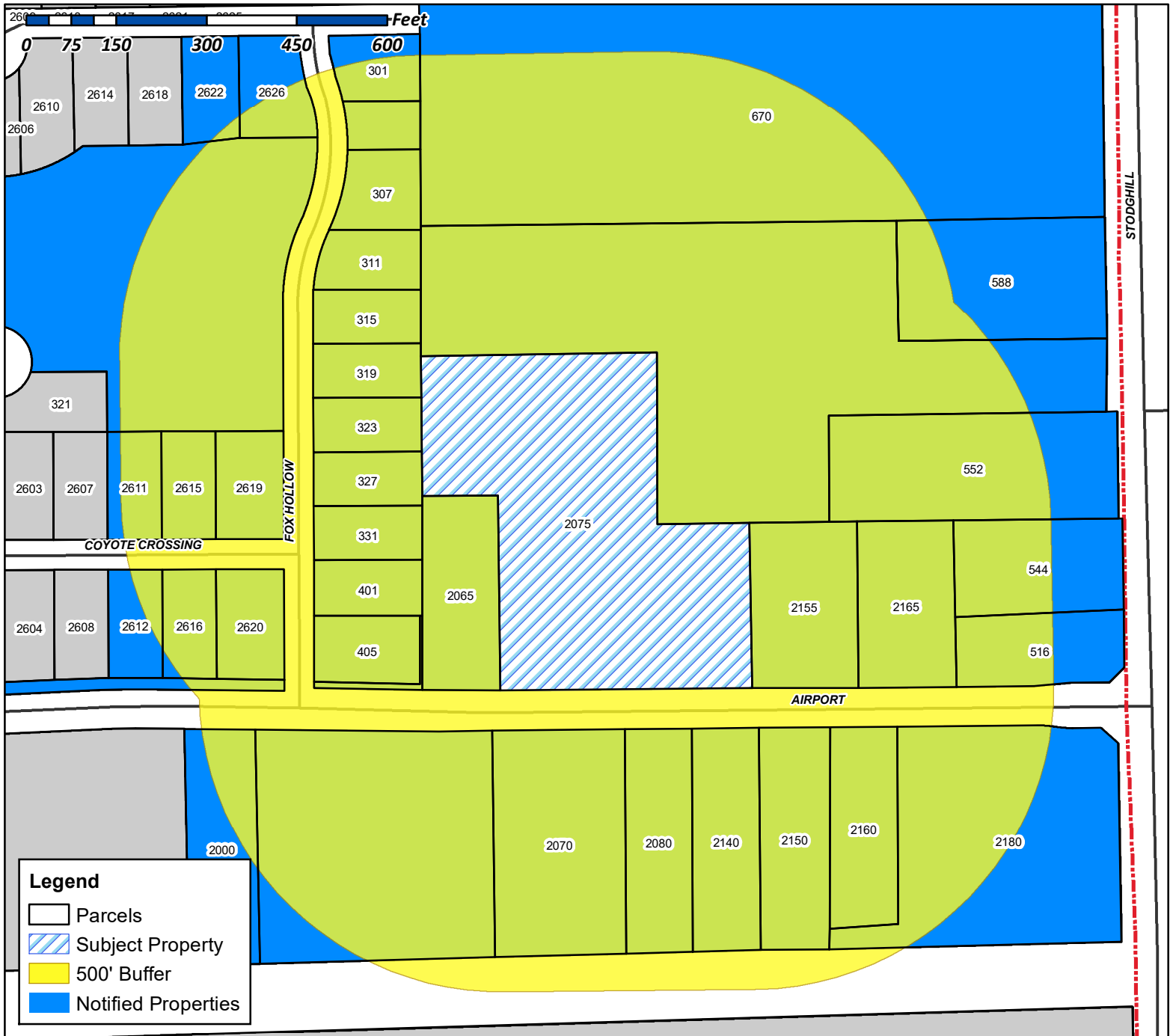




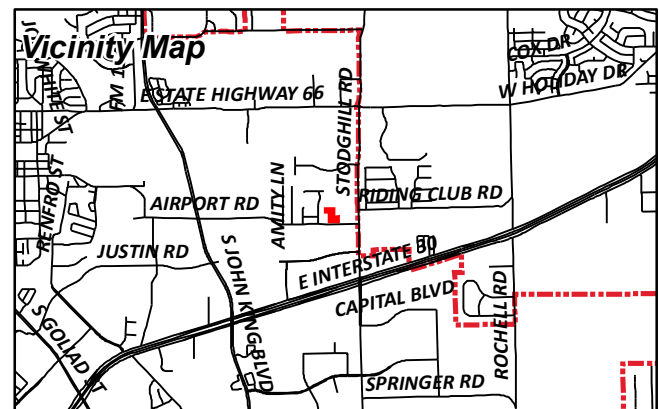
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 For Questions on this Case Call (972) 771-7745

## Lee, Henry

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**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

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

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**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](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

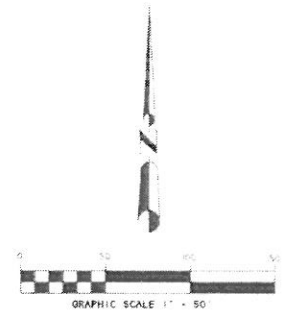
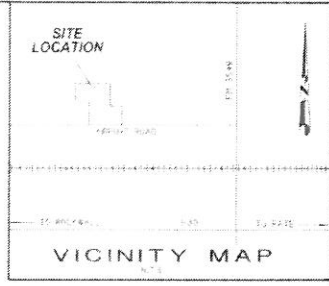
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**J 323**  
FINAL PLAT  
**EPTON ADDITION**  
LOT 1, BLOCK A

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. 495W (10005) L, dated 04/25/10, the property lies in 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" PINS ARE CAPPED WITH YELLOW PLASTIC CAPS "PINS 504"

SHEET 1 OF 2

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

**H.D. Fetty Land Surveyor, LLC**  
Firm Registration # 10150542  
6770 FM 1565, ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



