

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-020

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&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

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.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Legal A0187 J Strickland, A0190 J Simmons, A003DTR BACT 7-1

SUBDIVISION None LOT BLOCK

GENERAL LOCATION John King Blvd - across from Breezy Hill

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD50 CURRENT USE AG

PROPOSED ZONING SFE PROPOSED USE SFE

ACREAGE 44.52 LOTS [CURRENT] 0 LOTS [PROPOSED] 4

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 Smith Family Acres, LLC APPLICANT Heather Cullins

CONTACT PERSON Shirley Smith CONTACT PERSON David Stubblefield / Stewart Stokes

ADDRESS 800 Eagle Pass ADDRESS 401 Country Ridge Road

CITY, STATE & ZIP Heath, TX 75032 CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-244-4336 PHONE 972-849-8136

E-MAIL shirleylsmith25@yahoo.com E-MAIL heather.cullins@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

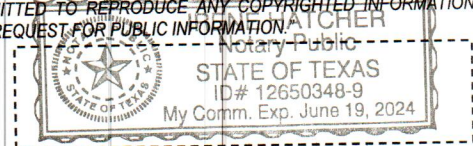
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 867.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2022. BY SIGNING THIS APPLICATION, 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 14 DAY OF April, 2022.

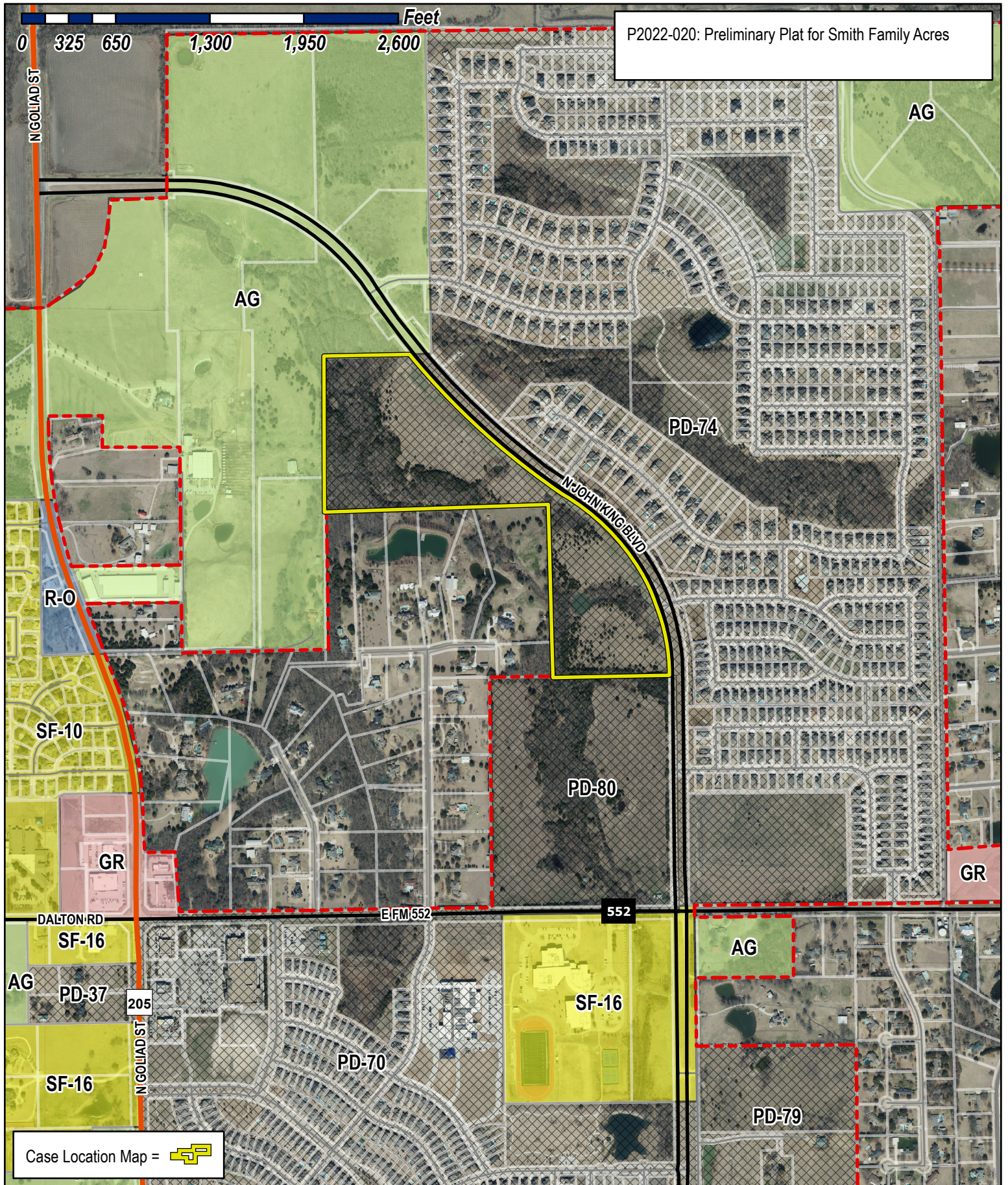
OWNER'S SIGNATURE

Heather Cullins
Shirley L. Smith
[Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES June 19, 2024



P2022-020: Preliminary Plat for Smith Family Acres

Case Location Map = 

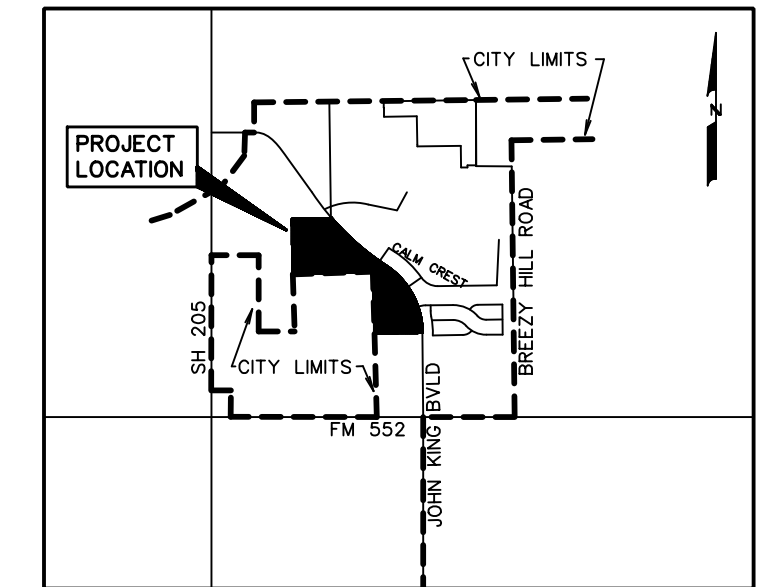


City of Rockwall

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

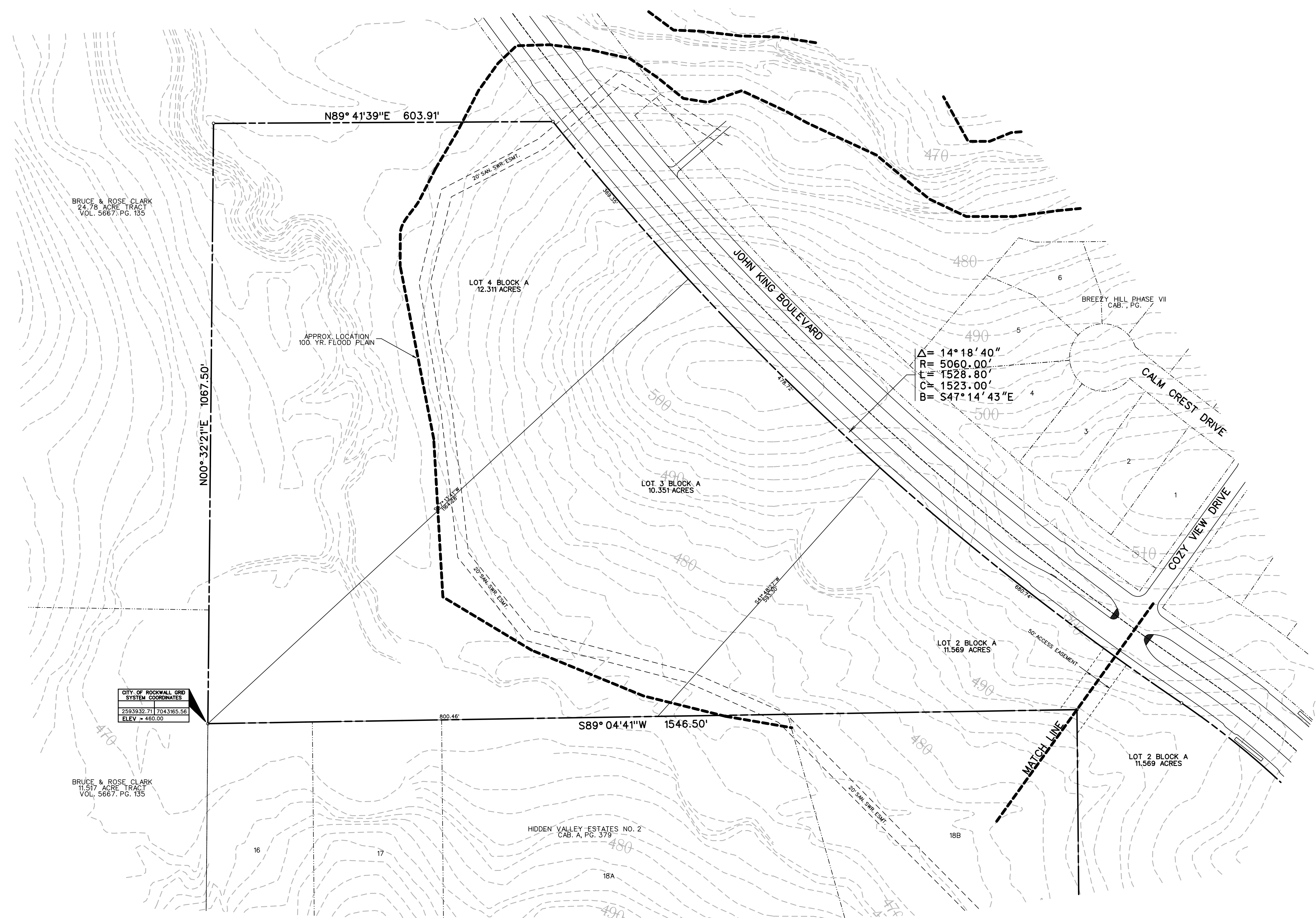
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LOCATION MAP
N.T.S.

0 50 100 200
SCALE: 1" = 100'



CITY OF ROCKWALL GRID
SYSTEM COORDINATES
EASTING: 711704.3165, 56
ELEV: 480.00

BRUCE & ROSE CLARK
24.78 ACRE TRACT
VOL. 5667, PG. 153

BRUCE & ROSE CLARK
11.517 ACRE TRACT
VOL. 5667, PG. 135

HIDDEN VALLEY ESTATES NO. 2
CAB. A, PG. 379

BREEZY HILL PHASE VII
CAB. T, PG.

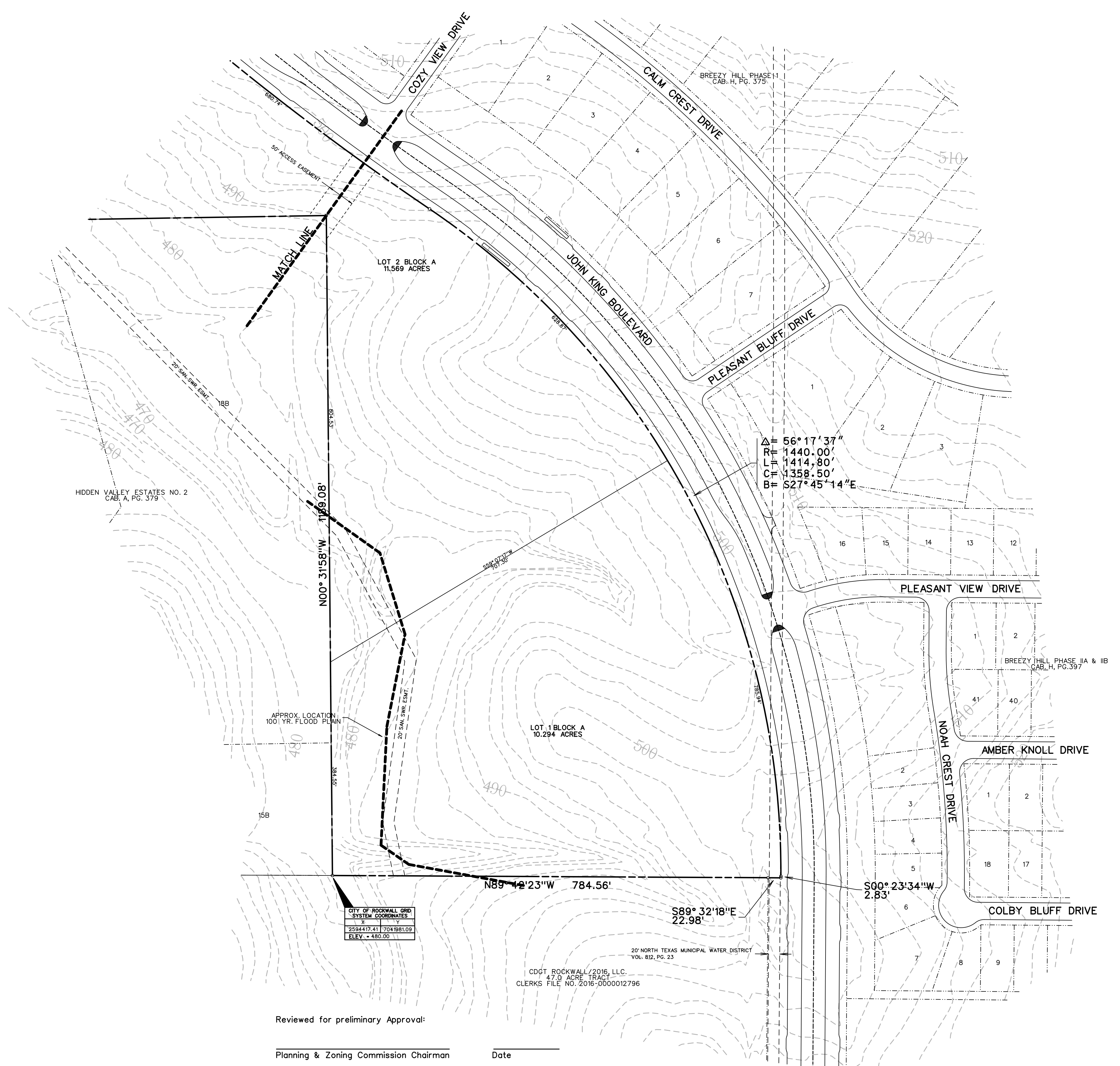
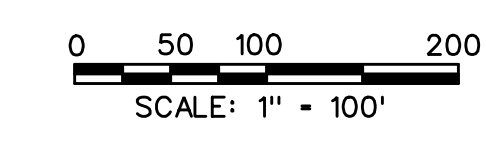
PRELIMINARY PLAT
OF
????
LOTS 1-4, BLOCK A
BEING 44.525 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SMITH FAMILY ACRES, LLC.
800 EAGLE PASS
HEATH, TEXAS 75032

Zoning: Planned Development District (PD-74)

TOTAL ACRES	44.525
TOTAL ESTATE LOTS	4
DENSITY	11.131

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APRIL 2022 SCALE 1" = 100'



CITY OF ROCKWALL GRID SYSTEM COORDINATES
X = 2594417.41 7041881.09
ELEV. = 480.00

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OF
????
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ROCKWALL COUNTY, TEXAS
OWNER
SMITH FAMILY ACRES, L.L.C.
800 EAGLE PASS
HEATH, TEXAS 75032

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman Date

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2022.

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.

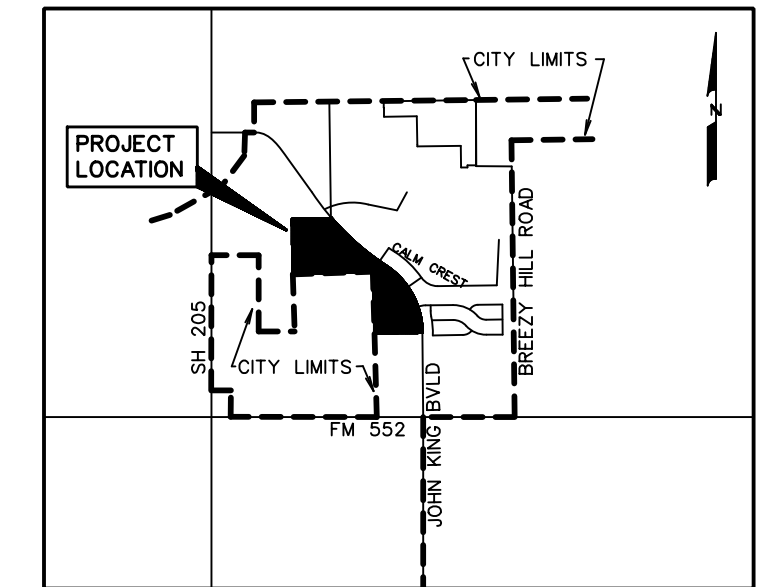
Mayor, City of Rockwall City Secretary City Engineer

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DENSITY	11.131

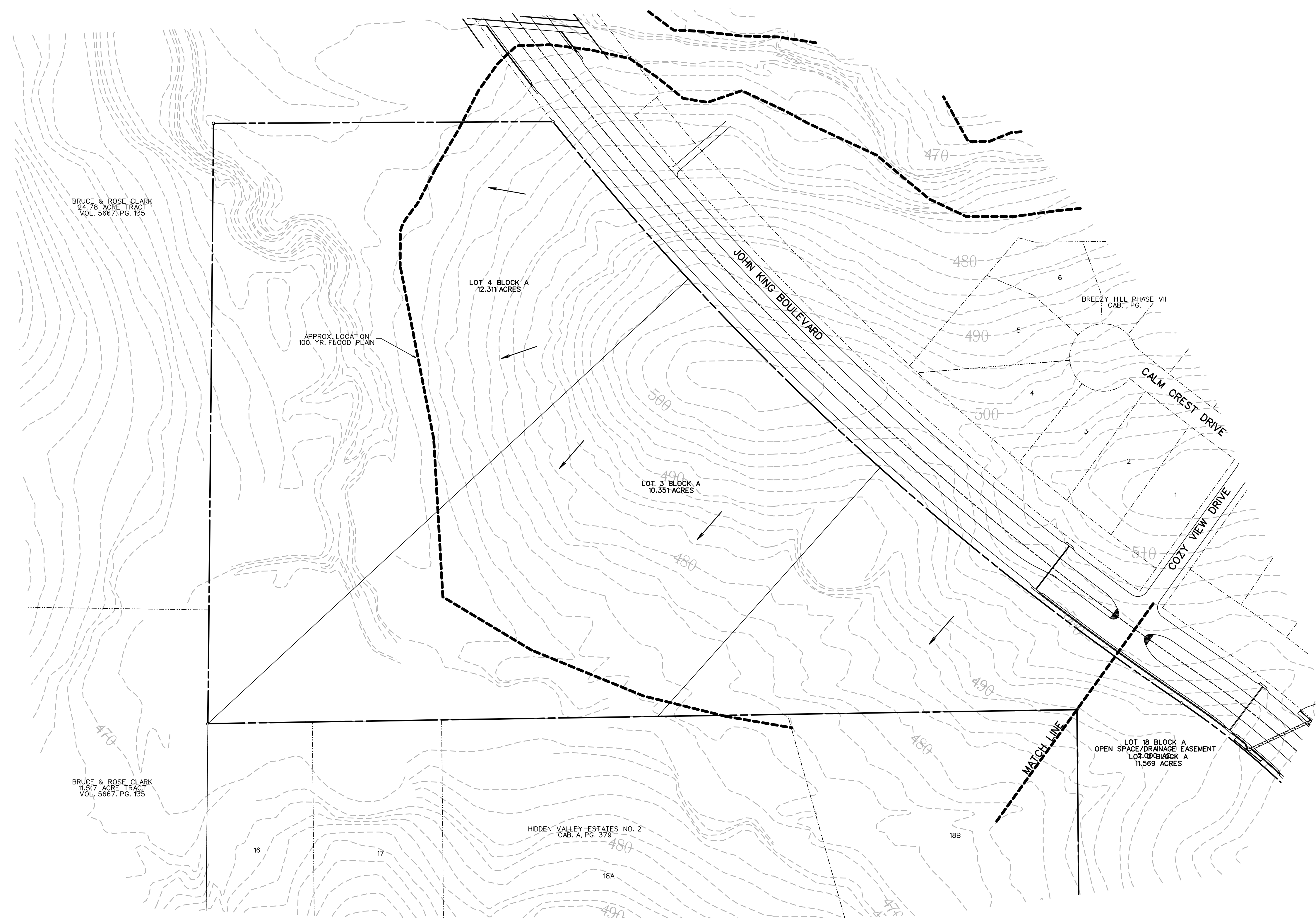
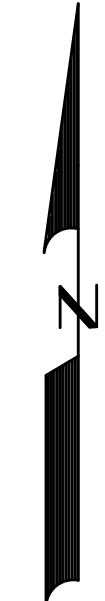
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APRIL 2022 SCALE 1" = 100'



LOCATION MAP
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SCALE: 1" = 100'



BRUCE & ROSE CLARK
24.78 ACRE TRACT
VOL. 5667, PG. 153

BRUCE & ROSE CLARK
11.517 ACRE TRACT
VOL. 5667, PG. 135

LOT 4 BLOCK A
12.311 ACRES

LOT 3 BLOCK A
10.351 ACRES

BREEZY HILL PHASE VII
C&G, P.G.

HIDDEN VALLEY ESTATES NO. 2
C&G, P.G. 379

LOT 18 BLOCK A
OPEN SPACE/DRAINAGE EASEMENT
LOT 18 BLOCK A
11.569 ACRES

PRELIMINARY
DRAINAGE PLAN
OF
BREEZY HILL ESTATES
LOTS 1-4, BLOCK A
BEING 44.525 ACRES
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200 W. BELMONT, SUITE E
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972-396-1200

APRIL 2022 SCALE 1" = 100'

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SCALE: 1" = 100'



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972-396-1200

APRIL 2022 SCALE 1" = 100'

20' NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 812, PG. 23
CDGT, ROCKWALL / 2016, LLC.
47.9 ACRES TRACT
CLERKS FILE NO. 2016-0000012796

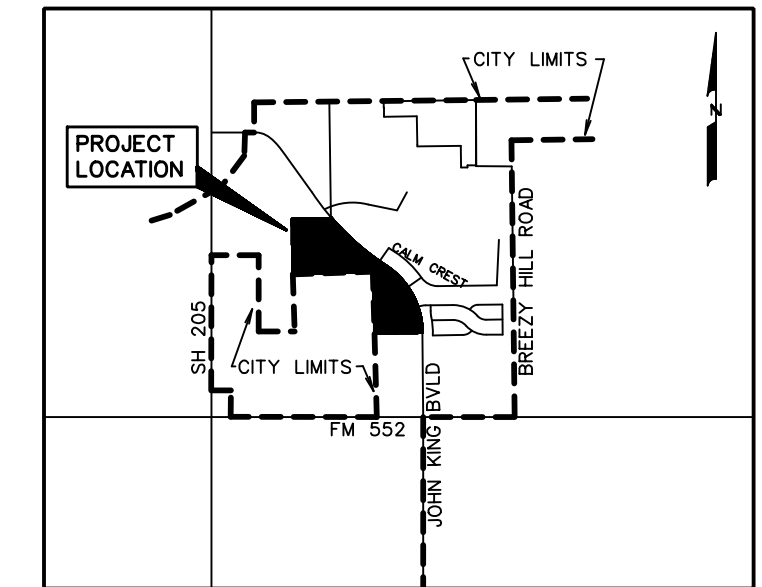
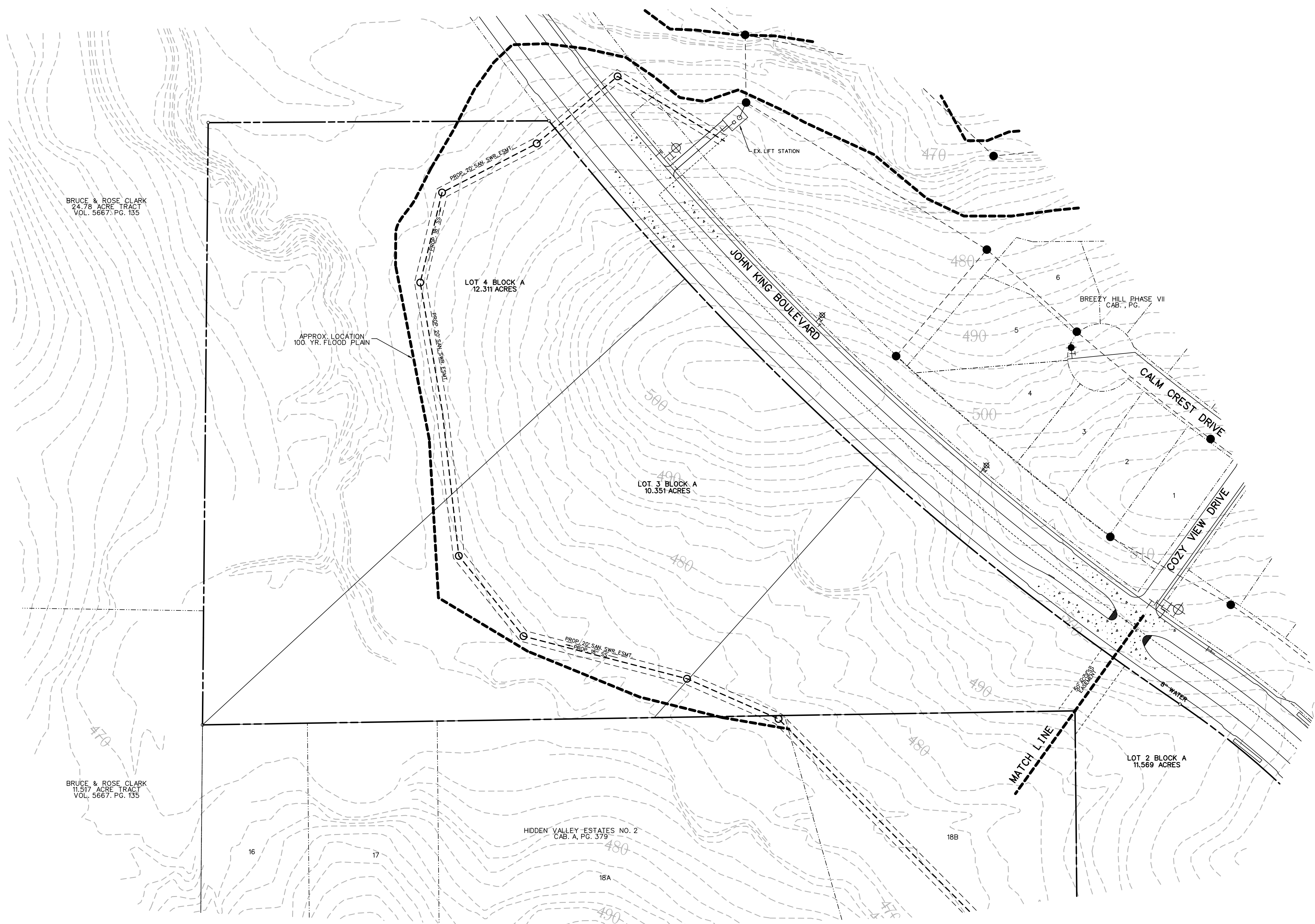
HIDDEN VALLEY ESTATES NO. 2
CAB. A, PG. 379

BREEZY HILL PHASE 1
CAB. H, PG. 375

BREEZY HILL PHASE IIA & IIB
CAB. H, PG. 397



0 50 100 200
SCALE: 1" = 100'



LOCATION MAP
N.T.S.

- LEGEND**
- PROP. WATER LINE
 - PROP. FIRE HYDRANT AND VALVE
 - PROP. GATE VALVE
 - PROP. FLUSH VALVE
 - EXIST. WATER LINE
 - EXIST. FIRE HYDRANT AND VALVE
 - PROP. SANITARY SEWER
 - PROP. MANHOLE
 - PROP. CLEANOUT
 - EXIST. SANITARY SEWER
 - EXIST. MANHOLE
 - PROP. STORM SEWER
 - PROP. CURB INLETS
 - PROP. CONC. HEADWALL

BRUCE & ROSE CLARK
24.78 ACRE TRACT
VOL. 5667, PG. 153

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LOT 4 BLOCK A
12.311 ACRES

LOT 3 BLOCK A
10.351 ACRES

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11.569 ACRES

HIDDEN VALLEY ESTATES NO. 2
CAB. A, PG. 378

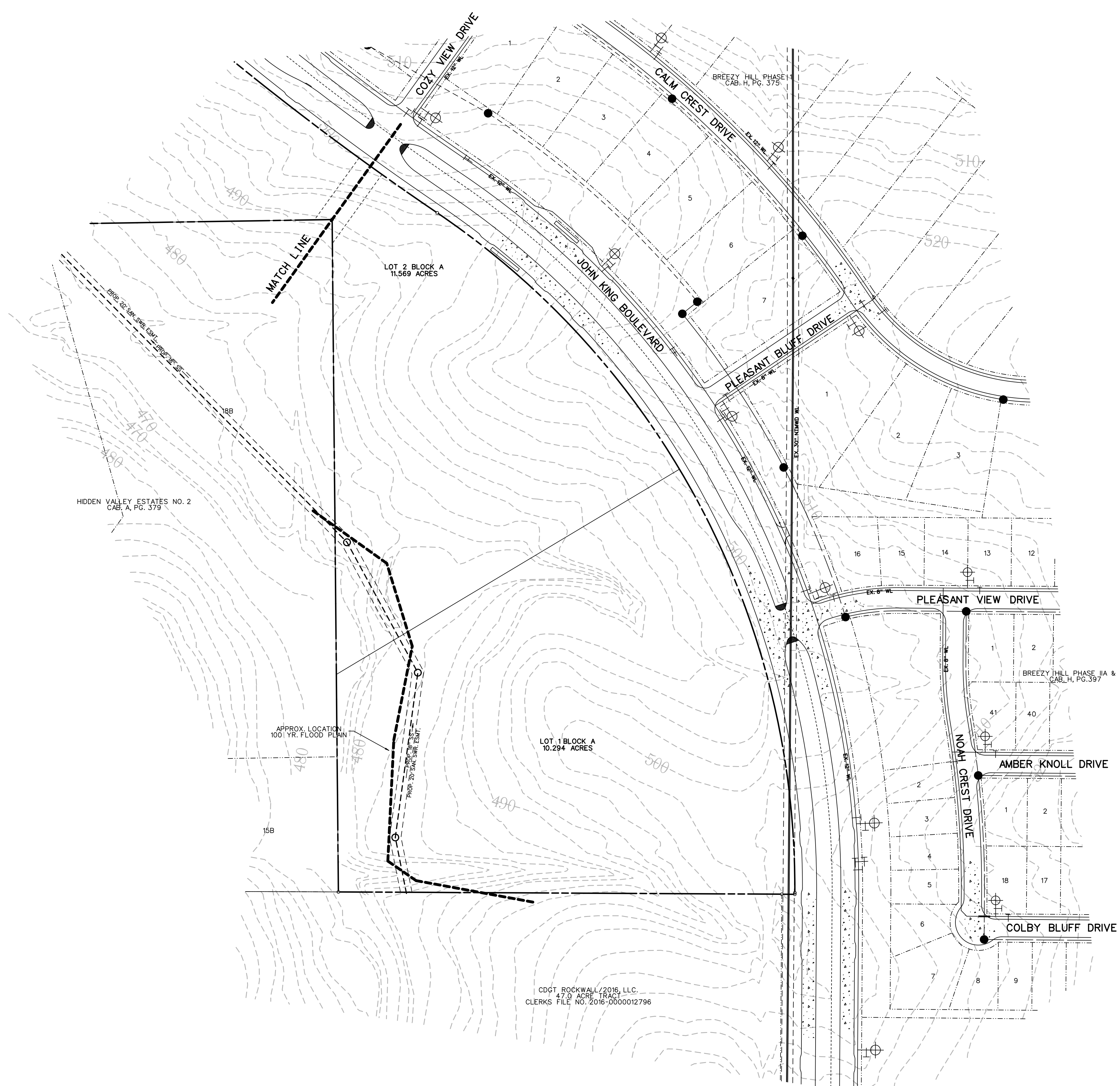
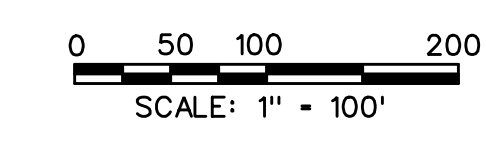
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TOTAL ACRES	44.525
TOTAL ESTATE LOTS	4
DENSITY	11.131

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ALLEN, TEXAS 75013
972-396-1200

APRIL 2022 SCALE 1" = 100'



CDGT, ROCKWALL, 2016, LLC.
47.0 ACRE TRACT
CLERKS FILE NO. 2016-000012796

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