



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-045

**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 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### 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.  
<sup>2</sup>: 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: 515 S. Clark St. Lot 5A  
 SUBDIVISION: JE Harris Subdivision LOT 5 BLOCK A  
 GENERAL LOCATION: Downtown Rockwall

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

CURRENT ZONING: SF3 CURRENT USE: n/a  
 PROPOSED ZONING: SF3 PROPOSED USE: n/a  
 ACREAGE: 1.847 AC LOTS (CURRENT): Lot 5 + Block 108 LOTS (PROPOSED): 1.847 AC  
 1.5 Acres

**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: Clark Street Ventures LLC  APPLICANT: Clark Street  
 CONTACT PERSON: Heather Cullins CONTACT PERSON: Heather Cullins  
 ADDRESS: 401 Country Ridge Rd ADDRESS: 401 Country Ridge Rd  
 CITY, STATE & ZIP: Rockwall, TX 75087 CITY, STATE & ZIP: Rockwall, TX 75087  
 PHONE: 972 849 8136 PHONE: 972-849-8136  
 E-MAIL: heathercullins@gmail.com E-MAIL: heathercullins@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 \$ 345.48 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF September, 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."

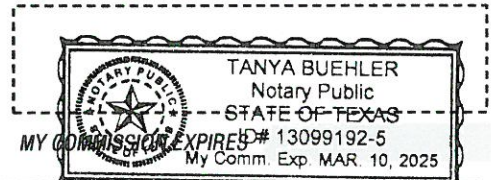
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF September, 2022

OWNER'S SIGNATURE

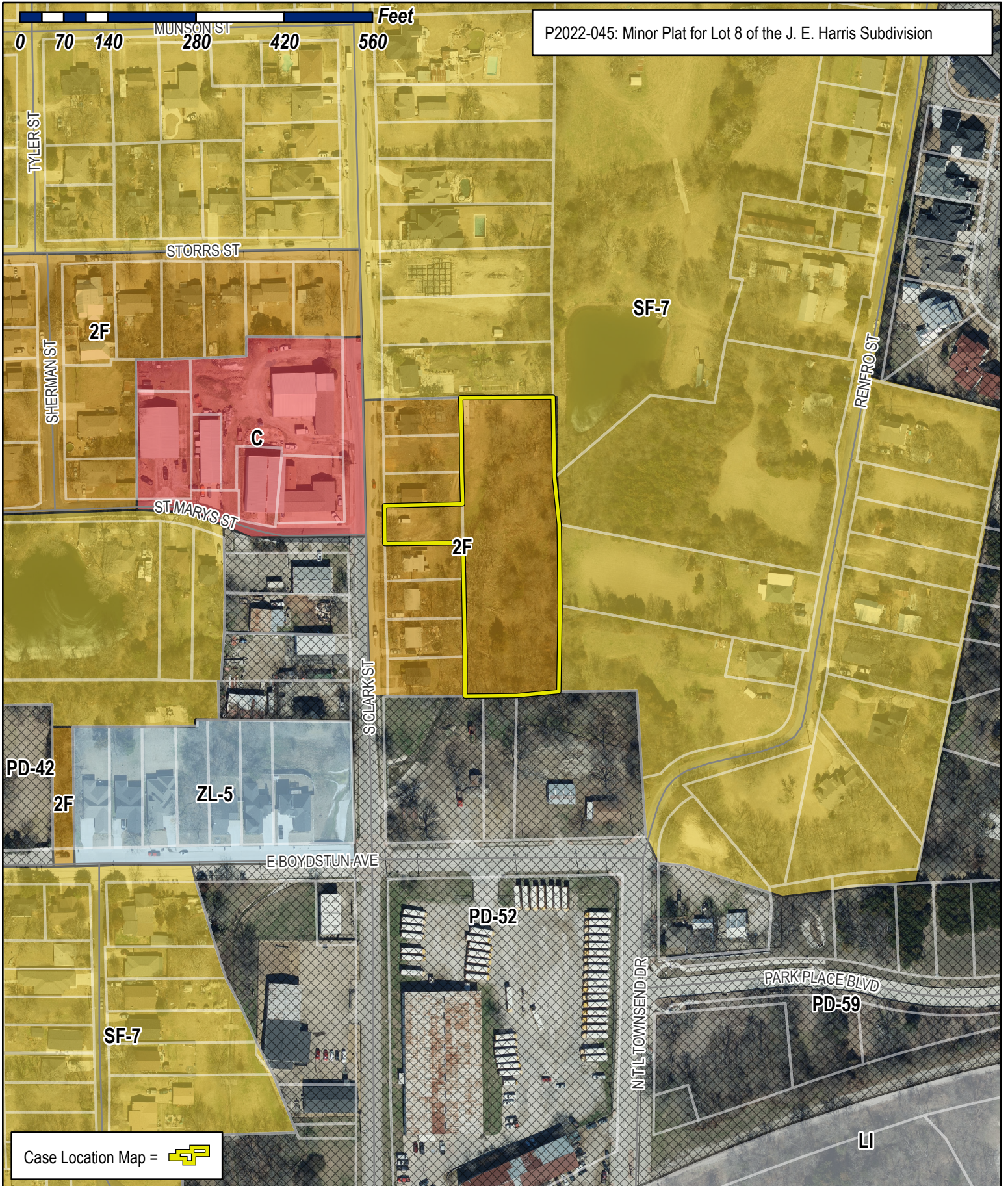
*H. Cullins*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Tanya Buehler*







P2022-045: Minor Plat for Lot 8 of the J. E. Harris Subdivision

Case Location Map = 



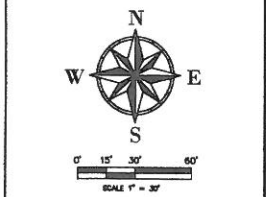
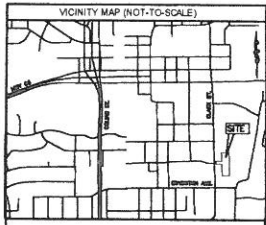
# City of Rockwall

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.







**LEGEND**

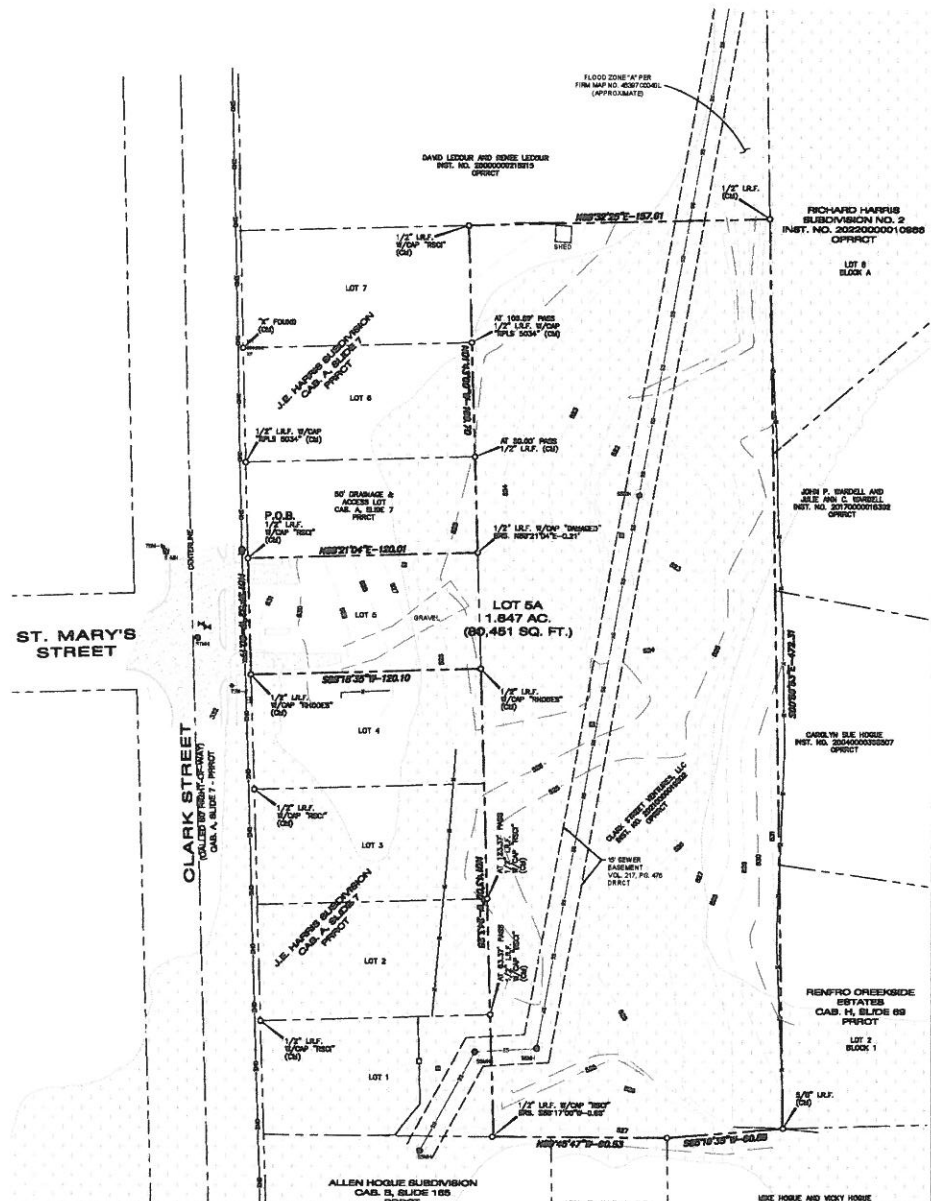
P.O.B.	POINT OF BEGINNING
IRON ROD FOUND	IRON ROD FOUND
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
PLAT RECORDS, ROCKWALL COUNTY, TEXAS	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DEED RECORDS, ROCKWALL COUNTY, TEXAS	DEED RECORDS, ROCKWALL COUNTY, TEXAS
1/2" IRON ROD WITH RED CAP STAMPED "ONAL 6820" SET (ANGLERS NOTED)	1/2" IRON ROD WITH RED CAP STAMPED "ONAL 6820" SET (ANGLERS NOTED)
STORM MANHOLE	STORM MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE
WATER VALVE	WATER VALVE
W	CLEAN OUT
P	POWER POLE
W	WATER VALVE
C	CONCRETE

**GENERAL NOTES:**

1. THE BEARING SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4502, NORTH AMERICAN DATUM OF 1983.
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT DRAINAGE EJECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
4. ALL COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4502, NORTH AMERICAN DATUM OF 1983 OR 2011 COORDINATE VALUES, NO SCALE, AND NO REDUCTIONS.
5. SELLING A PORTION OF THE ACRES BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND ERECTION PLATING STATUTE AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING CERTIFICATES.
6. LOCATED IN THE CITY OF ROCKWALL, TEXAS.
7. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNDER 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 18-26.
8. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND EJECTION EASEMENTS.

**FLOOD NOTE:**

ACCORDING TO COMMUNITY PANEL NO. 4837000404, DATED SEPTEMBER 29, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO SUBMERSION BY RARE OR CHANCE FLOODS) NO BASE FLOOD ELEVATIONS (ETERMINED). THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR BASE COORDINATES, BECAUSE FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



STATE OF TEXAS:  
COUNTY OF ROCKWALL;  
WHEREAS CLARK STREET VENTURES, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING ALL OF THE CLARK STREET VENTURES, LLC TRACT AS DESCRIBED IN INSTRUMENT NUMBER 202200081892, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (P.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEING A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND IN THE EAST LINE OF CLARK STREET (90' WIDE RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF LOT 5 OF THE J.E. HARRIS SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN CABINET A, SLIDE 7, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.C.T.);  
THENCE NORTH 88 DEGREES 21 MINUTES 54 SECONDS EAST, LEAVING SAID EAST LINE, A DISTANCE OF 120.01 FEET TO A 1/2" IRON ROD WITH CAP (DAMAGE) FOUND AT THE NORTH EAST CORNER OF SAID LOT 5;  
THENCE NORTH 01 DEGREES 42 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID J.E. HARRIS SUBDIVISION, A DISTANCE OF 169.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND IN THE SOUTHWEST CORNER OF SAID LOT 5, BEING THE SOUTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT;  
THENCE NORTH 88 DEGREES 30 MINUTES 25 SECONDS EAST, A DISTANCE OF 187.81 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF BLOCK A, RICHARD HARRIS SUBDIVISION NO. 2, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 202200051215 (P.R.C.T.) AT THE NORTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT;  
THENCE SOUTH 00 DEGREES 56 MINUTES 53 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 8, BLOCK A, THE JOHN P. WARDWELL AND JULIE ANN C. WARDWELL TRACT AS DESCRIBED IN INSTRUMENT NUMBER 202200003892 (P.R.C.T.), THE CAROLYN BULL HOGUE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 202400020987, AND LOT 2, BLOCK 1 OF THE RENFRO CRENSHIDE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN CABINET H, SLIDE 89 (P.R.C.T.), A DISTANCE OF 472.33 FEET TO A 5/8" IRON ROD FOUND IN THE NORTH LINE OF THE MCKE HOGUE AND MCKEY HOGUE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 301600000292 (P.R.C.T.) AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1 AND THE COMMON SOUTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT;  
THENCE SOUTH 85 DEGREES 18 MINUTES 36 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CLARK STREET VENTURES TRACT, A DISTANCE OF 80.89 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "90" SET AT THE NORTHWEST CORNER OF SAID HOGUE TRACT, SAME BEING THE NORTHWEST CORNER OF THE MICHAEL ALLEN HOGUE AND MCKEY HOGUE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 301600000292 (P.R.C.T.);  
THENCE NORTH 88 DEGREES 44 MINUTES 41 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, AND THE COMMON NORTH LINE OF SAID HOGUE TRACT (INST. 202100003423) AND LOT 1, BLOCK 1 OF THE ALLEN HOGUE SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, BY PLAT THEREOF RECORDED IN CABINET H, SLIDE 89, (P.R.C.T.), A DISTANCE OF 80.89 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID J.E. HARRIS SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF SAID CLARK STREET VENTURES TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND BEARS SOUTH 88 DEGREES 17 MINUTES 00 SECONDS WEST, A DISTANCE OF 0.88 FEET;  
THENCE NORTH 01 DEGREE 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 243.25 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND AT THE EAST COMMON CORNER OF LOT 4 AND LOT 5 OF SAID J.E. HARRIS SUBDIVISION;  
THENCE SOUTH 88 DEGREE 18 MINUTES 36 SECONDS WEST, A DISTANCE OF 120.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "90" FOUND IN THE EAST LINE OF CLARK STREET AT THE WEST COMMON CORNER OF SAID LOT 4 AND LOT 5 OF SAID J.E. HARRIS SUBDIVISION;  
THENCE NORTH 01 DEGREE 37 MINUTES 30 SECONDS WEST, A DISTANCE OF 80.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.847 (80,481) SQUARE FEET OF LAND, MORE OR LESS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

OWNER:  
STATE OF TEXAS & COUNTY OF ROCKWALL &  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

SURVEYOR'S CERTIFICATION  
KNOW ALL MEN BY THESE PRESENTS  
THAT I, DANIEL CHASE ONEAL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

DANIEL CHASE ONEAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8570, ONEAL SURVEYING COMPANY, LLC, 205 WINDCO CIRCLE, STE. 100, WYLIE, TEXAS 75098.

APPROVED:  
PLANNING AND ZONING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MANAGER, CITY OF ROCKWALL \_\_\_\_\_  
CITY SECRETARY \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_

OWNER:  
CLARK STREET VENTURES, LLC  
401 COUNTRY RIDGE RD  
ROCKWALL, TX 75087

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 \_\_\_\_\_ 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 UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

PRELIMINARY REPLAT  
**LOT 5A**  
**J. E. HARRIS SUBDIVISION**  
BEING A REPLAT OF LOT 5  
**J. E. HARRIS SUBDIVISION**  
**CABINET A, SLIDE 7, P.R.C.T.**  
**B.F. BOYDSTUN SURVEY, ABST. NO. 14**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
**CASE NO.: P2022-XXX**

ONEAL SURVEYING CO.  
205 WINDCO, STE. 100  
WYLIE, TX 75098  
TSPS FIRM # 10194132  
WWW.ONEALSURVEYING.COM

JOB NO.: 2208-00  
DATE: 2022-09-15  
DRAWN: DCO  
SCALE: 1" = 30'