

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22022-018

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 2914 FM 549

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 3.02

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]

OWNER

APPLICANT

CONTACT PERSON Carlos Solis

CONTACT PERSON Crystal Solis

ADDRESS 2914 FM 549

ADDRESS 2914 FM 549

CITY, STATE & ZIP Rockwall TX 75032

CITY, STATE & ZIP Rockwall TX 75032

PHONE 972)370-6776

PHONE 469)644-7966

E-MAIL CSOLC2707@gmail.com

E-MAIL CSOLC2707@gmail.com

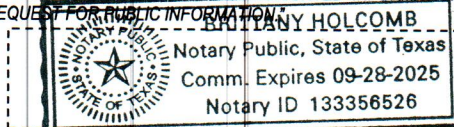
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carlos Solis [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 \$ 245.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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 12th DAY OF April, 2022.

OWNER'S SIGNATURE

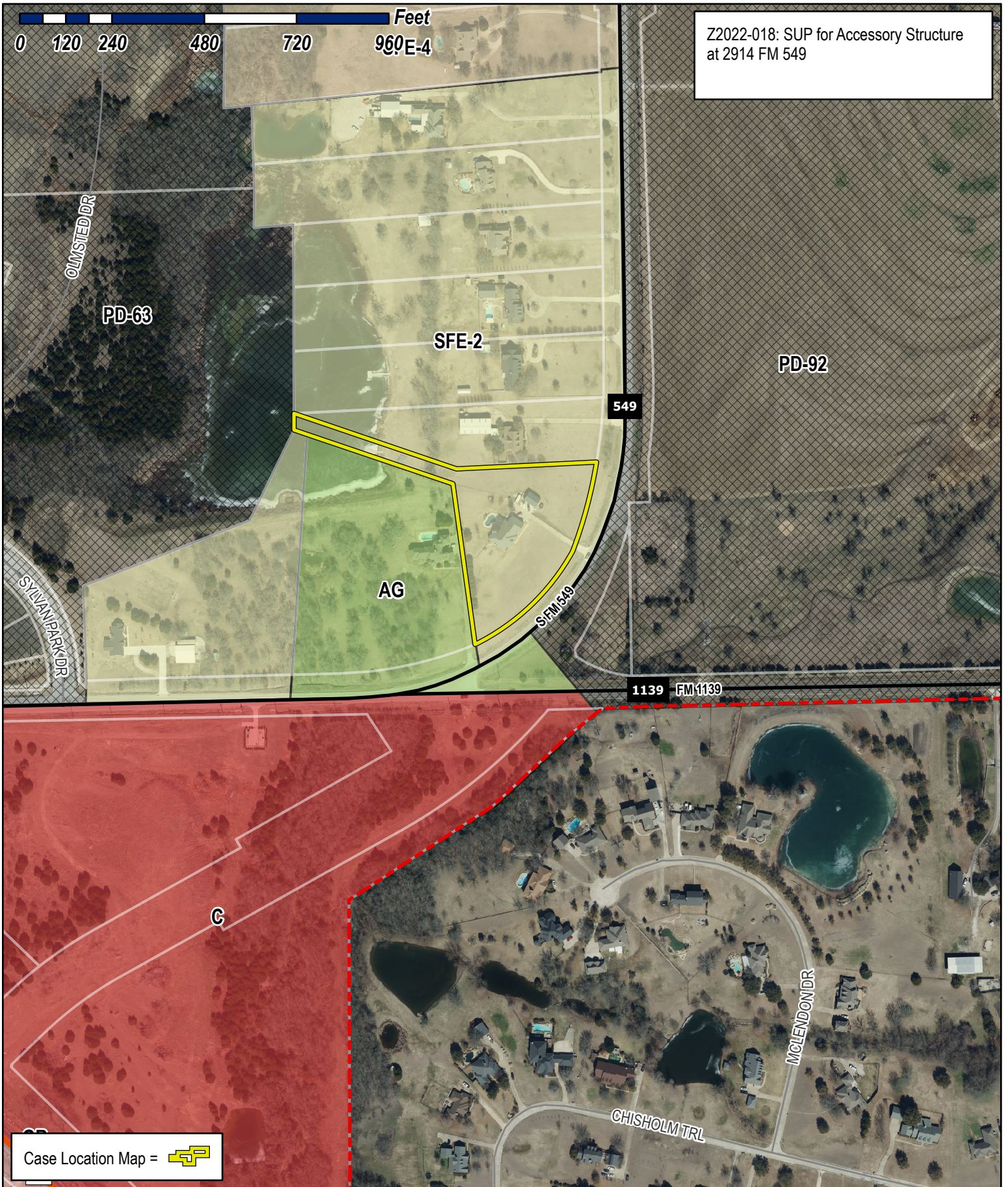


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Brittany Holcomb

MY COMMISSION EXPIRES

09/28/2025



Z2022-018: SUP for Accessory Structure
at 2914 FM 549

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.

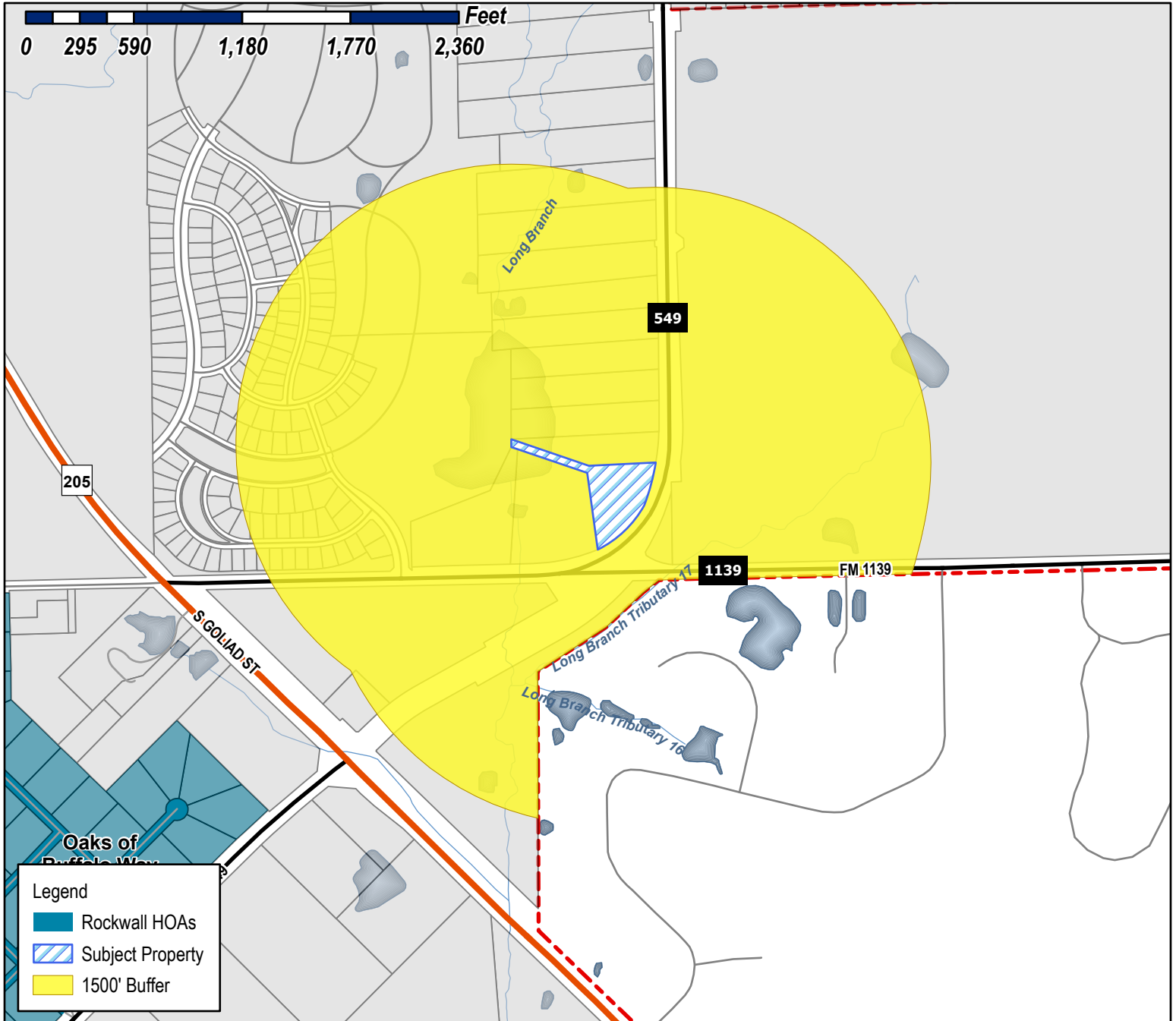
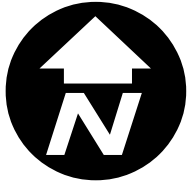




City of Rockwall

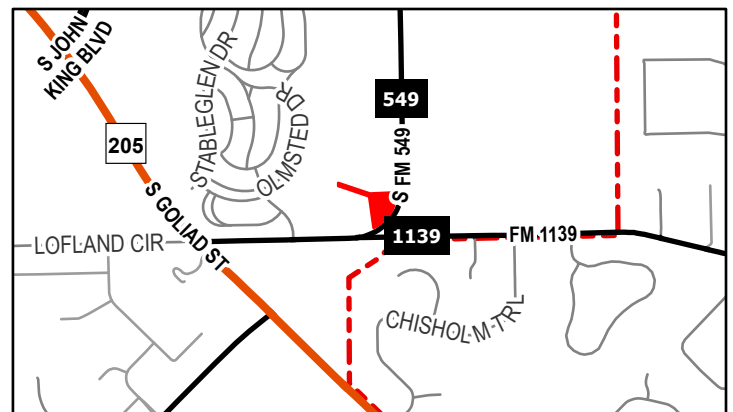
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Case Number: Z2022-018
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family Estate 2 (SFE-2)
Case Address: 2914 FM 549

Date Saved: 4/12/2022
 For Questions on this Case Call (972) 771-7745





City of Rockwall

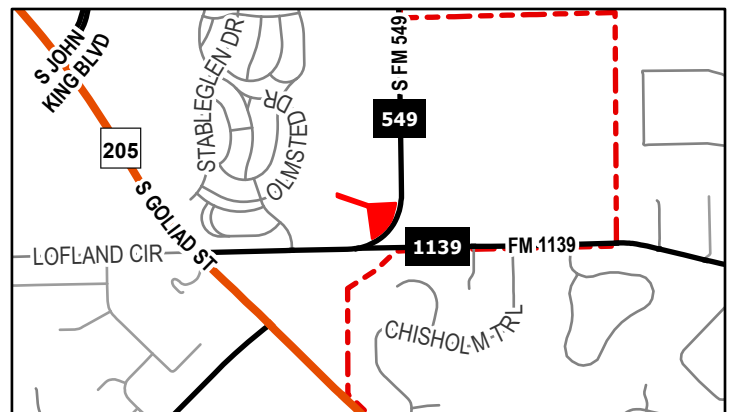
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ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

OHMANN THOMAS J & CAROL J
2744 S FM 549
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

HERRERA AARON J AND JENNIFER R AND
FOREHAND DALE A AND AMELIA A
2816 FM 549
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE
2844 S FM 549
ROCKWALL, TX 75032

PETTIFORD SEAN AND BRANDI
2884 FM 549
ROCKWALL, TX 75032

SOLIS CARLOS HERIBERTO AND CRYSTAL GARZA-
SOLIS
2914 FM 549
ROCKWALL, TX 75032

JONES DOUGLAS A
2994 FM 549
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
2994 S FM549
ROCKWALL, TX 75032

MARTINEZ JOSE DE JESUS LOPEZ
3401 FM 549
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

From: [Carlos Crystal Solis](#)
To: [Planning](#)
Date: Tuesday, April 12, 2022 2:14:35 PM
Attachments: [Utility Building Plans.pdf](#)
[2914 FM 549 Rockwall, Tx 75032 Survey.pdf](#)

To Whom it May Concern,

My husband and I moved to Rockwall in December 2019 for the great school district and to raise our family here. We would like to add a utility building on our property to use as an office that is detached from our home but is still on our property. We run a small business and since COVID started to office out of our home. We now have a 18 month old son and a 3 year old daughter who was diagnosed with Cerebal Palsy and epilepsy. She just started school in Rockwall ISD and being near her school and our home for work is becoming very important. Due to the traffic coming into Rockwall this will help avoid delays in pick up of our kids school and activities. The space desired for our office is 384 square feet. The exterior is to match the colors of our house. We hope that you can consider our request and approve the special use permit for our situation. If you have any questions please feel free to contact me anytime.

Sincerely,

Crystal Solis
2914 FM 549
Rockwall, Tx 75032

469-644-7966

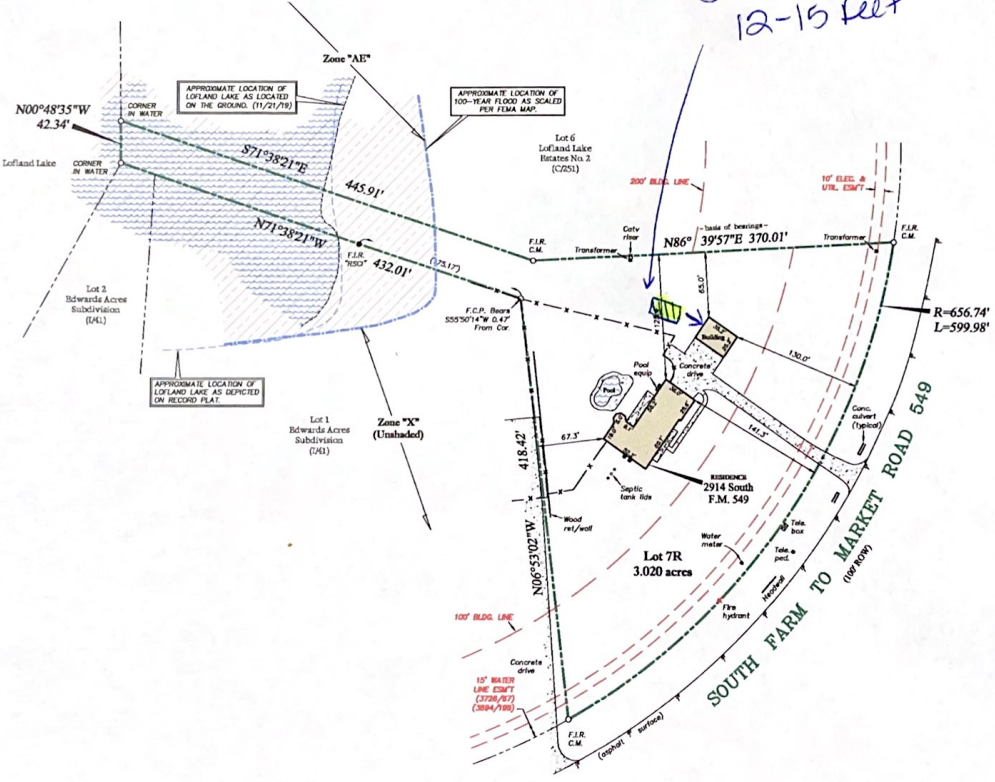
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2914 South F.M. 549



SCALE
1" = 60 Feet



*Setback
12-15 feet*



Vicinity Map - Not to scale

PROPERTY DESCRIPTION: Lot 7R, LOFLAND LAKE ESTATES No. 2, Addition to Rockwall County, Texas according to the Plat thereof recorded in Cabinet K, Slide 127, Map Records, Rockwall, Texas.

Date:	11/21/19
ASC No.:	1911.3670
P.C. / Tech:	A.M. / L.G.
Class:	Designated Title
G.P. No.:	CRP794563



Mailing Address:
2914 South F.M. 549
Rockwall, Texas

LEGEND: C.M. - Conventional Measurement; F.L.R. - Fixed from Road; F.L.P. - Fixed from Plat; F.C.P. - From Corner Plat; C.O.B. - Corner to Back Elevation; U.L.R. - Use from Road; L.P. - Distance with follow up stamped "Arthur Surveying Company". All based from each an L.P. distance unless otherwise noted. --- R --- (Road R) wall --- (Road R) wall --- (Road R) wall

FLOOD NOTE: It is my opinion that the property described herein is partially within the 100-year flood zone according to the Federal Emergency Management Agency Flood Insurance Rate Map Community # 48043 040 L, project Effective Date of map September 28, 2002, from property situated within Zone "X" (Unshaded) and Zone "AE".

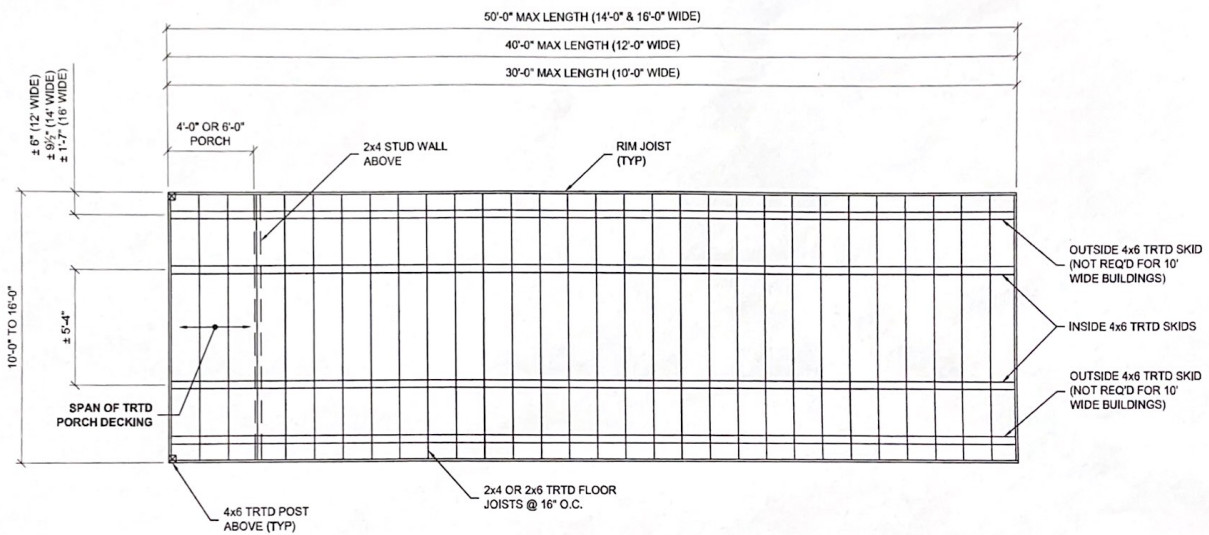
REVIEWER'S CERTIFICATION:
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and to the best of my knowledge there are no visible discrepancies, mistakes, omissions or errors, boundary lines, monuments, measurements, or other matters, necessary or proper, which have been neglected or omitted in this survey, and that I have been duly sworn to and do so under the solemn sanction of my oath and the laws of the State of Texas.



ARTHUR
LAND SURVEYING
228 Elm St., 2nd Floor, Rockwall, TX 75087
PH: 972.915.1999 FAX: 972.915.1998

Signature

NOTE: Measurements as recorded in Vol. 31, Pg. 361, Vol. 1762, Pg. 146 and Vol. 31, Pg. 362 do not affect subject property to the best of my knowledge.



UTILITY CABIN FLOOR FRAMING PLAN (OPTIONAL)



UTILITY BUILDING--TEXAS--WIND=115 MPH--IBC 2015

PROJECT NO:	
DATE:	02-04-2019
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER	S-1.1-UB
SCALE:	

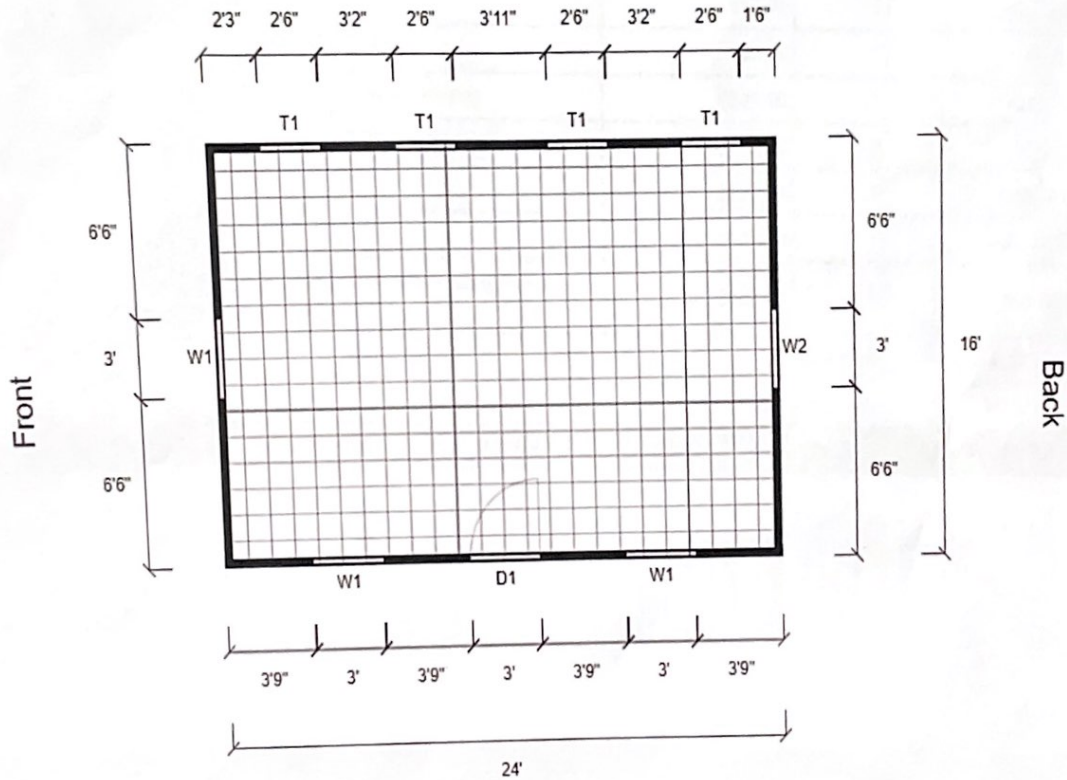


Side Utility 16 x 24

#1649711564298579



Left



Right

□ = 1ft

Customer Signature: _____

Date: _____

SYMBOL LEGEND			
	3' x 3' Thermal Pane Window		T1 Transom
	3' x 5' Thermal Pane Window		D1 36" Pre-Hung 9-Lite (Inswing)
	Closed Wall		