



# DEVELOPMENT APPLICATION

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

STAFF ONLY  
PLANNING DIVISION CASE NO. 2023-004

**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 619 RENFRO STREET

SUBDIVISION ABBOTT ADDITION

LOT 2A BLOCK 1

GENERAL LOCATION 1.25 ACRES LOCATED IN THE REUBEN BALLARD SURVEY, ABSTRACT NO. 29

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

CURRENT ZONING SF-7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SF-7

PROPOSED USE RESIDENTIAL

ACREAGE 1.25

LOTS [CURRENT] 2

LOTS [PROPOSED] 1

**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 TODD ABBOTT & WHINEY ABBOTT

APPLICANT CBG SURVEYING

CONTACT PERSON TODD ABBOTT

CONTACT PERSON BRYAN CONNALLY

ADDRESS 619 RENFRO STREET

ADDRESS 1413 E. I-30, STE. 7

CITY, STATE & ZIP ROCKWALL, TX, 75087

CITY, STATE & ZIP GARLAND, TX, 75048

PHONE 903-949-5255

PHONE 214-349-9485

E-MAIL TABBOTTMX25@YAHOO.COM

E-MAIL BRYANC@CBGTXLLC.COM

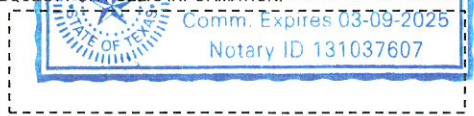
## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WHITNEY ABBOTT [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 \$ January, 2023 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE January DAY OF 2023. 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, P.C. State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF JANUARY, 2023.

OWNER'S SIGNATURE Whitney Abbott  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jamie Warner



MY COMMISSION EXPIRES 3-9-2025



0 62.5 125 250 375 500 Feet

P2023-004: Final Plat for Lot 1, Block A, Abbot Addition



Case Location Map = 



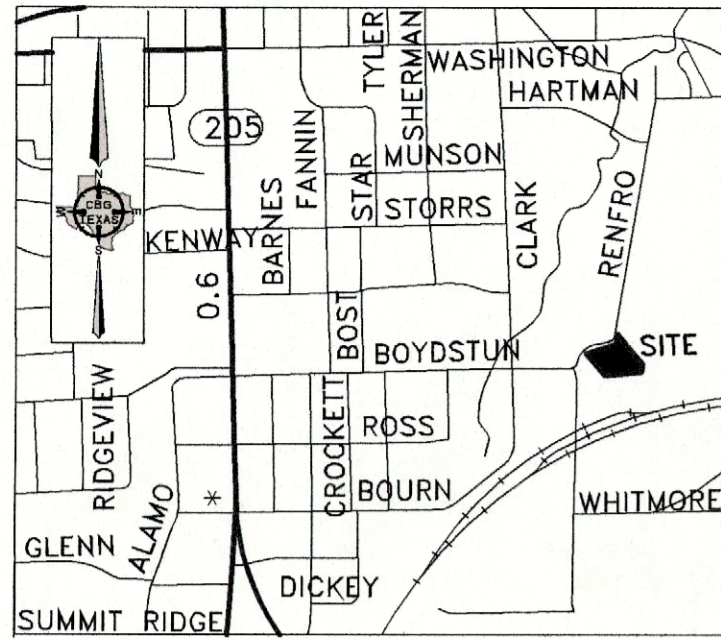
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (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.





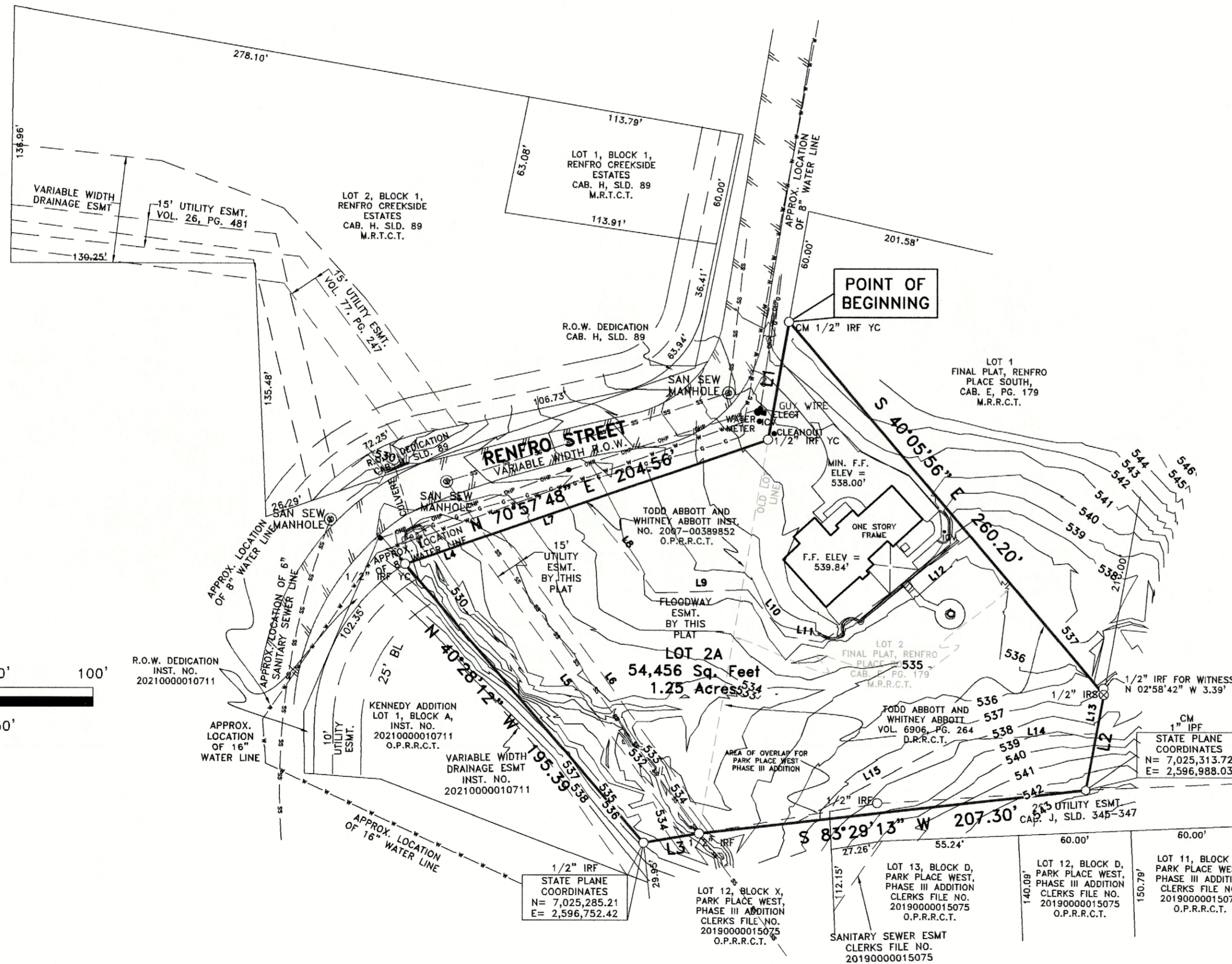


VICINITY MAP  
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 09°58'36" E	64.07'
L2	S 10°46'45" W	51.86'
L3	S 80°26'56" W	29.96'
L4	N 70°57'48" E	37.85'
L5	N 35°32'11" W	193.41'
L6	S 35°32'11" E	196.79'
L7	N 70°57'48" E	48.78'
L8	S 37°03'31" E	60.92'
L9	N 87°56'18" E	48.98'
L10	S 38°59'28" E	31.74'
L11	S 80°54'35" E	19.83'
L12	N 54°20'25" E	97.17'
L13	S 10°46'45" W	21.00'
L14	S 87°07'40" W	75.25'
L15	S 62°31'30" W	95.22'

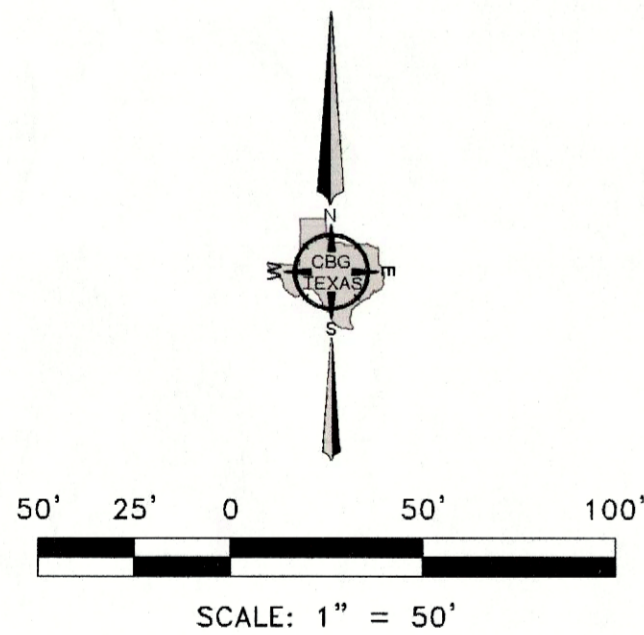
**LEGEND:**

- 1" IPF = 1" IRON PIPE FOUND
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 1/2" IRF YC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
- 1/2" IRS = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- 60D NF = 60D NAIL FOUND
- CM = CONTROLLING MONUMENT
- VOL. = VOLUME
- PG. = PAGE
- CAB. = CABINET
- R.O.W. = RIGHT-OF-WAY
- SQ. FT. = SQUARE FEET
- INST. NO. = INSTRUMENT NUMBER
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- B.F.E. = BASE FLOOD ELEVATION
- MIN. F.F. ELEV = MINIMUM FINISH FLOOR ELEVATION



**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF LOT 2 AND A TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X & ZONE AE AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE BY LOMR 20-06-3796P EFFECTIVE 11/1/2021.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.
- 6) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.



SHEET 1 OF 2

**PRELIMINARY REPLAT**  
**LOT 2A, BLOCK 1,**  
**ABBOTT ADDITION**  
 54,456 SQ. FT. / 1.25 ACRES  
 1 LOT  
 SITUATED IN REUBEN BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING  
 Main Office  
 1413 E. I-30, Ste. 7  
 Garland, TX 75048  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbgtllc.com

**OWNER: TODD ABBOTT & WHITNEY ABBOTT**  
 619 RENFRO STREET,  
 ROCKWALL, TEXAS 75087  
 PHONE: (903) 949-5255  
 EMAIL: TABBOTTMX25@YAHOO.COM

SCALE: 1"=50' / DATE: 11/11/2022 / JOB NO. 2210661-01 / DRAWN BY: ANR

CASE NO. \_\_\_\_\_



**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Todd Abbott and Whitney Abbott are the owners of a tract of land situated in the Reuben Ballard Survey, Abstract No. 29, and being Lot 2, by deed recorded in Volume 6906, Page 264, Deed Records, Rockwall County, Texas, same being in the Final Plat of Renfro Place South, as shown by map thereof recorded in Cabinet E, Page 179, in the Map Records, Rockwall County, Texas, also being a tract of land conveyed to Todd Abbott and Whitney Abbott by deed recorded in Instrument No. 2007-00389852, in the Official Public Records, Rockwall County, Texas:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of said Lot 2, same being an East corner of Lot 1, of said Final Plat of Renfro Place South, same also lying along the East Right-of-Way line of Renfro Street (a variable width Right-of-Way);

THENCE South 40 degrees 05 minutes 56 seconds East, along the Southwest line of said Lot 1, a distance of 260.20 feet to a 1/2 inch iron rod set, with a yellow cap stamped "CBG Surveying" for corner, said corner being the South corner of said Lot 1, same lying along the West line of Lot 11, Block X, of Park Place West, Phase III Addition, as shown by plat thereof recorded in Clerk's File No. 20190000015075, Official Public Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 02 degrees 58 minutes 42 seconds West, a distance of 3.39 feet, for witness;

THENCE South 10 degrees 46 minutes 45 seconds West, along the West line of Lot 11 of said Park Place West Addition, a distance of 51.86 feet, to a 1 inch iron pipe found for corner;

THENCE South 83 degrees 29 minutes 13 seconds West, a distance of 207.30 feet, to a 1/2 inch iron rod found for corner;

THENCE South 80 degrees 26 minutes 56 seconds West, a distance of 29.96 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 12, of said Park Place West Addition, same being the East corner of Lot 1, Block A, Kennedy Addition, as shown by Plat thereof recorded in Instrument No. 20210000010711, Official Public Records, Rockwall County, Texas;

THENCE North 40 degrees 28 minutes 12 seconds West, along the Northeast line of Lot 1, of said Kennedy Addition, a distance of 195.39 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 1, of said Kennedy Addition, same lying along the Southeast Right-of-Way line of said Renfro Street;

THENCE North 70 degrees 57 minutes 48 seconds East, along the Southeast Right-of-Way line of said Renfro Street, a distance of 204.56 feet to a 1/2 inch iron rod found for corner;

THENCE North 09 degrees 58 minutes 36 seconds East, along the East Right-of-Way line of said Renfro Street, a distance of 64.07 feet to the POINT OF BEGINNING, containing 54,456 square feet or 1.25 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 2A, BLOCK 1, ABBOTT ADDITION, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the LOT 2A, BLOCK 1, ABBOTT ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: \_\_\_\_\_  
Todd Abbott, Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Todd Abbott, 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 upon my hand and seal of office this \_\_\_\_day of\_\_\_\_\_, 2023.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

By: \_\_\_\_\_  
Whitney Abbott, Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Whitney Abbott, 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 upon my hand and seal of office this \_\_\_\_day of\_\_\_\_\_, 2023.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

NOTE: 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 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, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**OWNER: TODD ABBOTT & WHITNEY ABBOTT**  
619 RENFRO STREET,  
ROCKWALL, TEXAS 75087  
PHONE: (903) 949-5255  
EMAIL: TABBOTTMX25@YAHOO.COM

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

RELEASED FOR REVIEW 01/19/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bryan Connally, 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 upon my hand and seal of office this \_\_\_\_day of\_\_\_\_\_, 2023.

By: \_\_\_\_\_

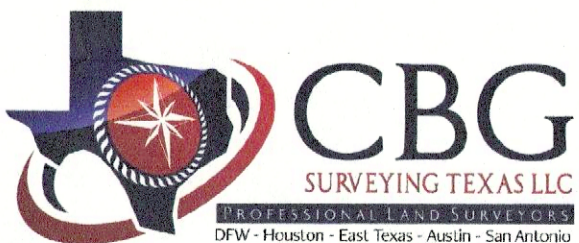
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

**(SHEET 2 OF 2)**

**PRELIMINARY REPLAT  
LOT 2A, BLOCK 1,  
ABBOTT ADDITION**

**54,456 SQ. FT. / 1.25 ACRES  
1 LOT**

**SITUATED IN REUBEN BALLARD SURVEY, ABSTRACT NO. 29  
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