



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLAT G & ZONING CASE NO. 22023-005

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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 548 Powell Road Rockwall Tx. 75032

Subdivision _____

Lot _____

Block _____

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning AG

Current Use Residential/Single Family/AG

Proposed Zoning Single Family Estate 4

Proposed Use _____

Acreage 6

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 Peter & Janyce Gardner

Applicant _____

Contact Person _____

Contact Person _____

Address 548 Powell Rd.

Address _____

City, State & Zip Rockwall Tx. 75032

City, State & Zip _____

Phone 469-269-0560, 214-709-1780

Phone _____

E-Mail janycegardner@yahoo.com

E-Mail _____

NOTARY VERIFICATION [REQUIRED]

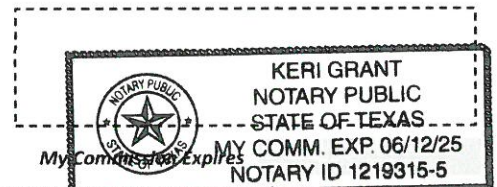
Before me, the undersigned authority, on this day personally appeared Janyce Gardner [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 17th day of November, 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 17th day of November, 2022.

Owner's Signature _____

Notary Public in and for the State of Texas _____



0 50 100 200 300 400 Feet

Z2023-005: Zoning Change from AG to SFE-2.0

PD-66

AG

DOWELL RD

442

494

548

598

648

Case Location Map = 



City of Rockwall

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385 S. Goliad Street
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(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.

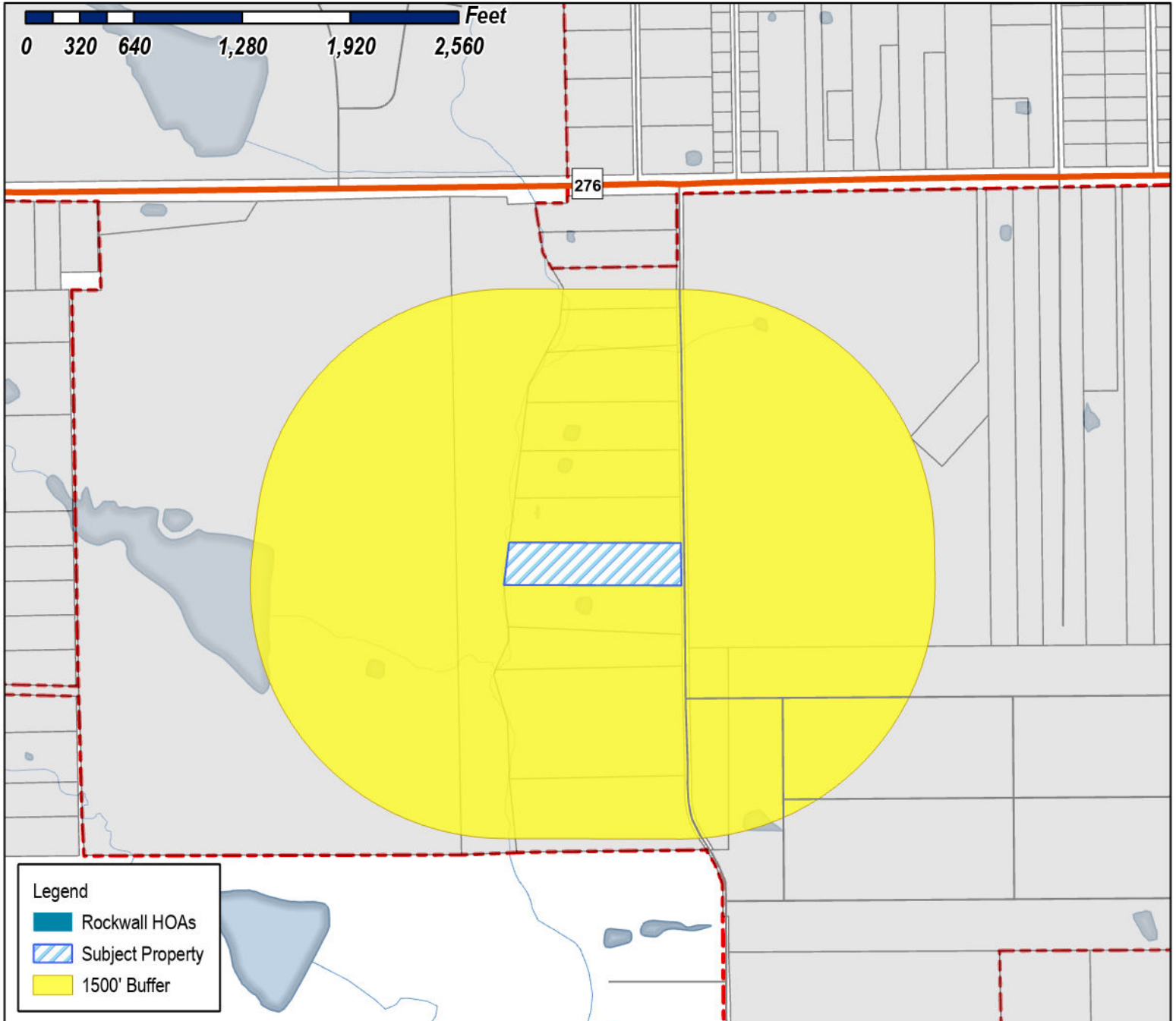




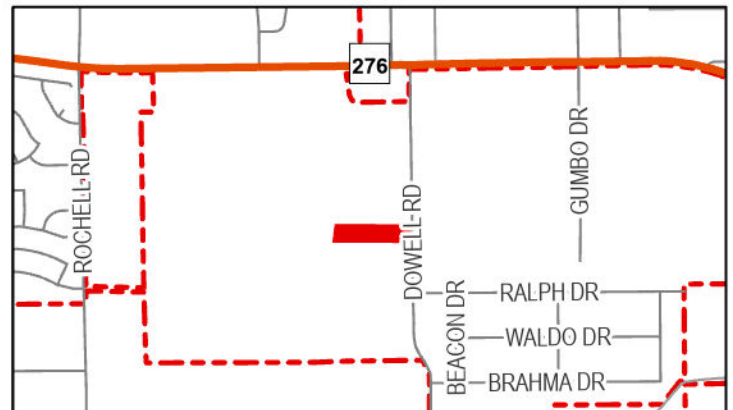
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Case Number: Z2023-005
Case Name: Zoning Change from AG to SFE-2.0
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 548 Dowell Road



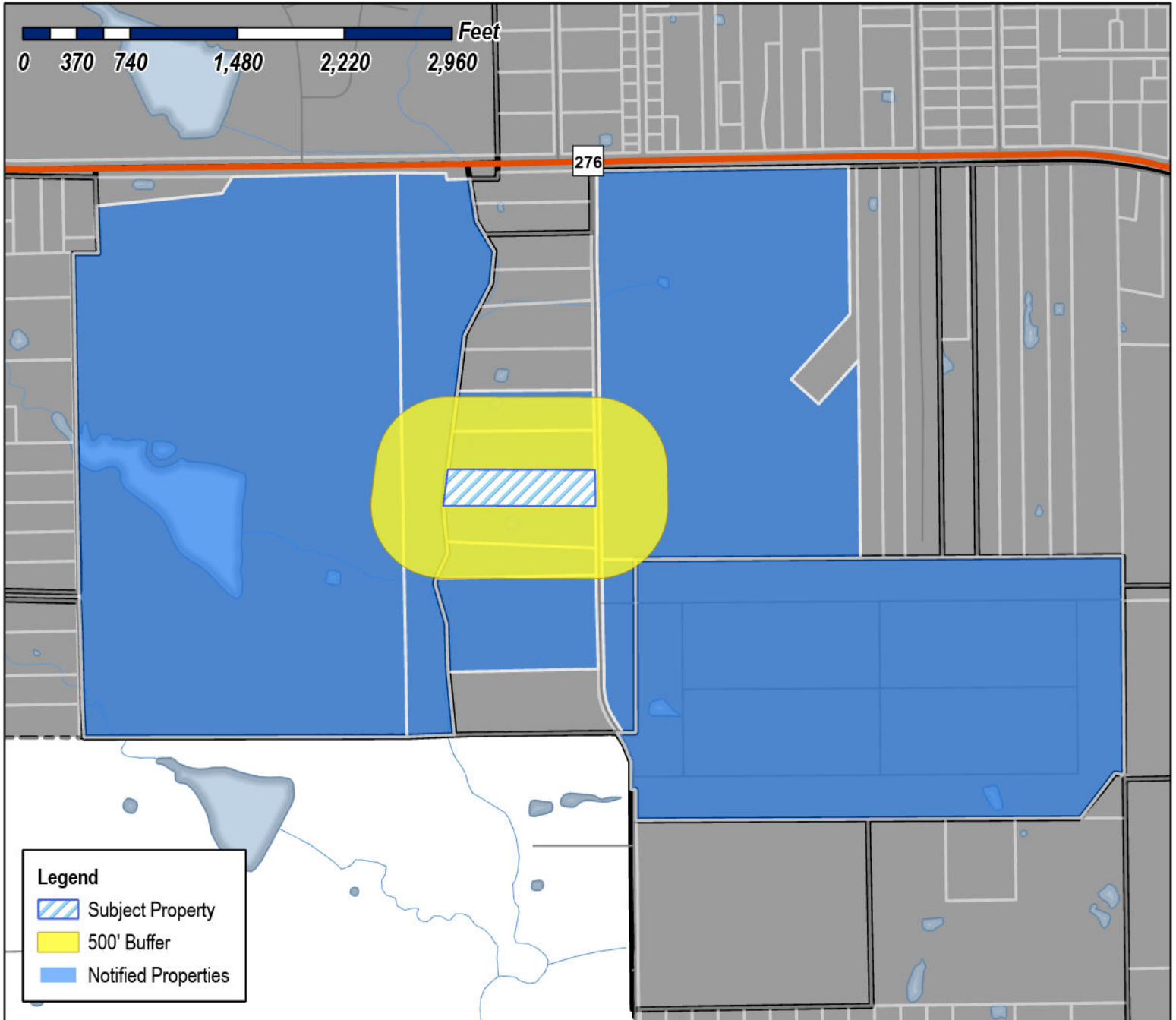
Date Saved: 1/20/2023
 For Questions on this Case Call (972) 771-7745



City of Rockwall

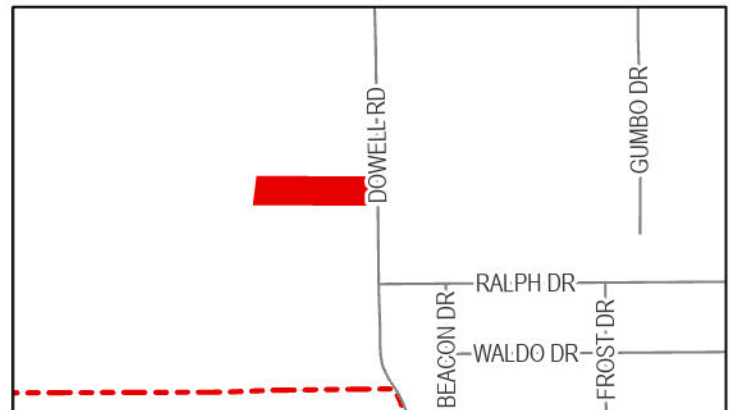
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OCCUPANT
HWY276
ROCKWALL, TX 75032

HARLAN PROPERTIES INC
2404 TEXAS DR STE 103
IRVING, TX 75062

TRENTACOSTA AARON L & NIKOLE L
648 DOWELL ROAD
ROCKWALL, TX 75032

SANTOYO AGUSTIN
2300 DOWELL RD
ROCKWALL, TX 75032

SPAFFORD SARAH
494 DOWELL RD
ROCKWALL, TX 75032

SMITH TERRANCE LYNDLE AND MISHAWN
WILSON-SMITH
442 DOWELL ROAD
ROCKWALL, TX 75032

OCCUPANT
548 DOWELL RD
ROCKWALL, TX 75032

MI CASA REAL LLC
2940 BROADWAY BLVD STE 102
GARLAND, TX 75041

HARLAN PROPERTIES INC
2404 TEXAS DR STE 103
IRVING, TX 75062

MCINTIRE PRESTON G AND
SANDY M LOMELI
598 DOWELL RD
ROCKWALL, TX 75032

HARLAN PROPERTIES INC
2404 TEXAS DR STE 103
IRVING, TX 75062

SUMEER HOMES INC
DOWELL RD
ROCKWALL, TX 75189

OCCUPANT
2404 TEXAS DR STE 103
IRVING, TX 75062

SORRELLS ROBERT
8731 REXFORD DR
DALLAS, TX 75209