

DEVELOPMENT APPLICATION

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

S	ISE ONLY -

PLAINING & ZONING CASE NO.

22023-006

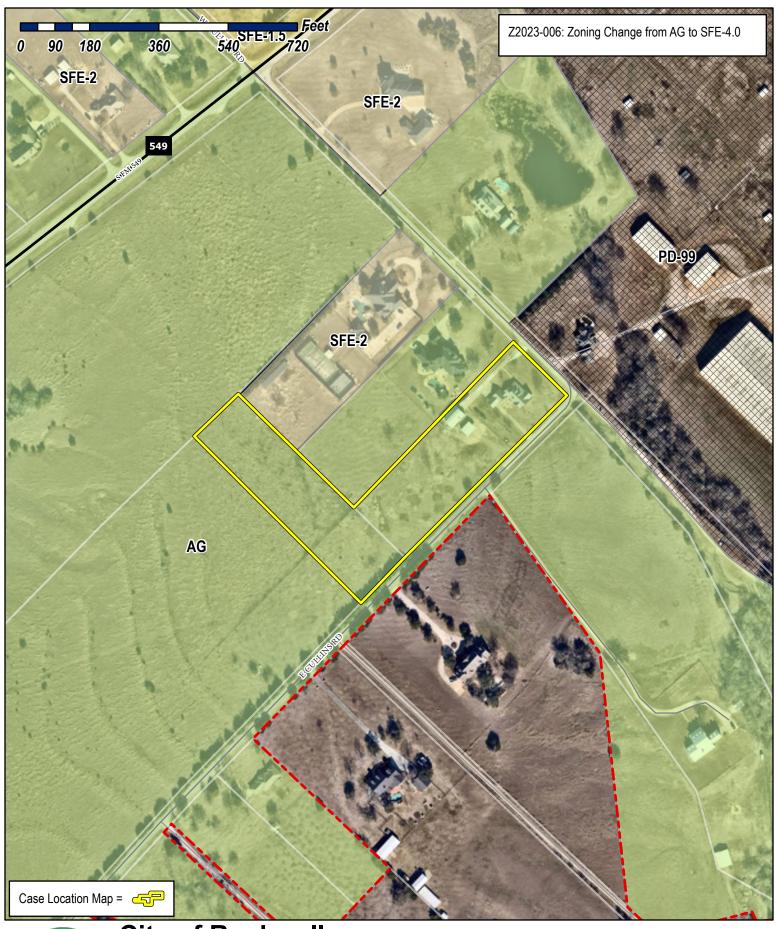
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE	APPROPRIATE BOX BELOW TO INDICATE THE TYPE (OF DEVELOPMENT REC	QUEST [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 CHA ☐ SPECIFIC US ☐ PD DEVELOR OTHER APPLIC ☐ TREE REMO ☐ VARIANCE R NOTES: 1: IN DETERMINING T PER ACRE AMOUNT. 2: A \$1,000.00 FEE N	ZONING APPLICATION FEES: ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 SPECIFIC USE PERMIT (\$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 EQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING		
PROPERTY INFO	ORMATION [PLEASE PRINT]				
ADDRES	10 0010				
SUBDIVISIO		4-80	LOT	BLOCK	
GENERAL LOCATIO					
ZONING. SITE P	LAN AND PLATTING INFORMATION (PLEAS				
CURRENT ZONIN	2000 200 200 200 200 200 200 200 200 20	CURRENT USE			
PROPOSED ZONIN	G	PROPOSED USE			
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REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE T APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF DENIAL OF YOUR CASE.				
	ANT/AGENT INFORMATION [PLEASE PRINT/CF	IFOK THE DDIMARY COM	TACTIODICINAL CIONATURES	ADE DECUMPEDI	
	GENE and BROOKE ROGER			LAND SULVEYOR	
CONTACT PERSON	Electric dividition in the contract of the con	CONTACT PERSON	Harold Fe		
ADDRESS	626 CULLINS ROAD	ADDRESS	6770 FM		
CITY, STATE & ZIP	ROCKWANE, TX 75087	CITY, STATE & ZIP	Royse City T	× 75189	
PHONE		PHONE	972-635-2	255	
E-MAIL		E-MAIL	tracy end	fetty, com	
BEFORE ME, THE UNDE STATED THE INFORMA	ICATION [REQUIRED] RESIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARE FION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THI TI AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; A TO COVER THE COST OF THIS APPLICATION, H.	E FOLLOWING: ALL INFORMATION SUBMIT	ROGERS [OWI	VER] THE UNDERSIGNED, WHO	
INFORMATION CONTAIN	, 20 23 BY SIGNING THIS APPLICATION, IN ED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ETION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSI	EE THAT THE CITY OF RO S ALSO AUTHORIZED AND	OCKWALL (I.E. "CITY") IS AUTHOR O PERMITTED TO REPRODUCE	RIZED AND PERMITTED TO PROVIDE ANY COPYRIGHTED INFORMATION	
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ZOTAY OF 2023					
OWNER'S SIGNATURE My Notary ID # 132204639 Expires October 9, 2023					
NOTARY PUBLIC IN ANI	D FOR THE STATE OF TEXAS	Moln	MY COMMISSION EX	PIRES 10/9/202	

DEVELOPMENT APPLICATION * CITY OF ROCKWALL * 385 SOUTH GOLIAD STREET ROCKWALL, TX 75087 * [P] (972) 771-7745





City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

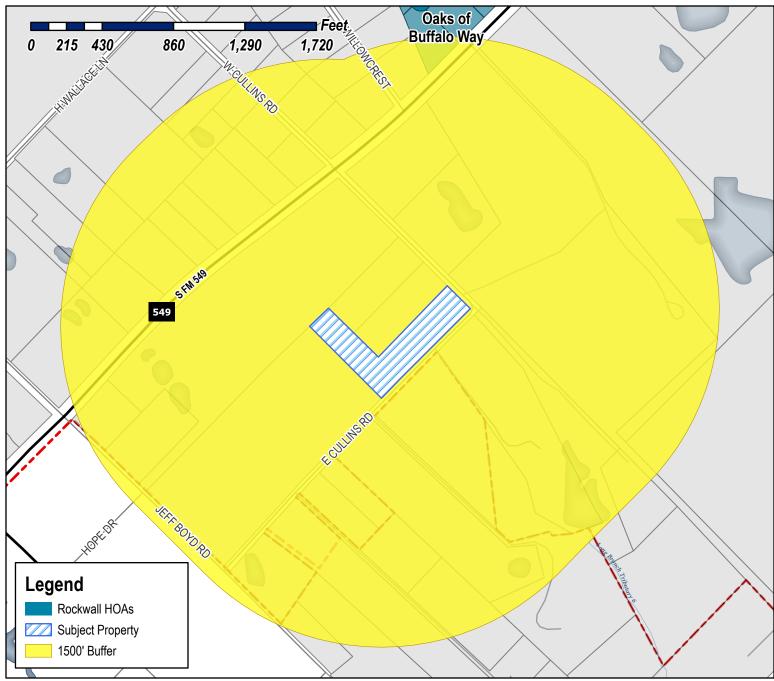
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2023-006

Case Name: Zoning Change From AG to SFE-4.0

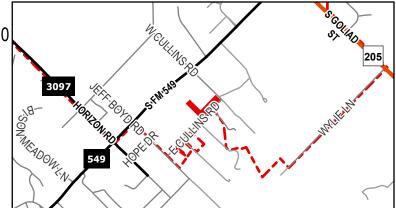
Case Type: Zoning

Zoning: Agricultural (AG) District

Case Address: 626 Cullins Road

Date Saved: 1/21/2023

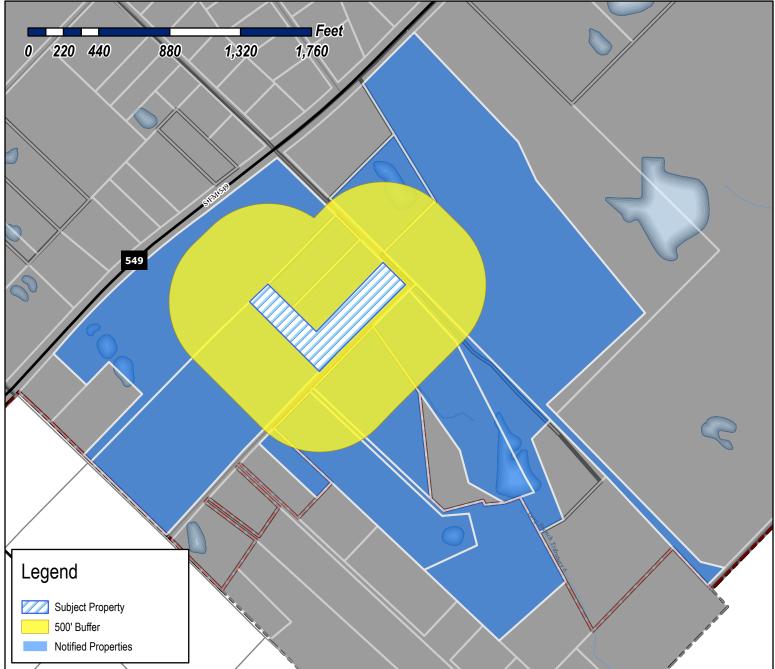
For Questions on this Case Call (972) 771-7745





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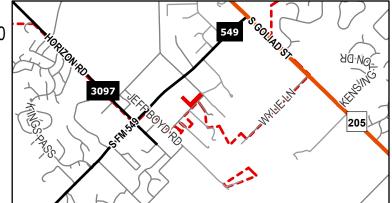
Case Type: Zoning

Zoning: Agricultural (AG) District

Case Address: 626 Cullins Road

Date Saved: 1/20/2023

For Questions on this Case Call: (972) 771-7746



ABREU JORGE AND TASHA 570 CULLINS RD ROCKWALL, TX 75032 POPE TONY & KAREN 626 E CULLINS RD ROCKWALL, TX 75032 HOPE LESLIE AND DARYL 530 CULLINS ROCKWALL, TX 75032

HOLLAND SAUNDRA G 909 E CULLINS RD ROCKWALL, TX 75032 WILSON BRET A & LESLIE 535 E CULLINS RD ROCKWALL, TX 75032 BYRD GARY ETUX 707 E CULLINS RD ROCKWALL, TX 75032

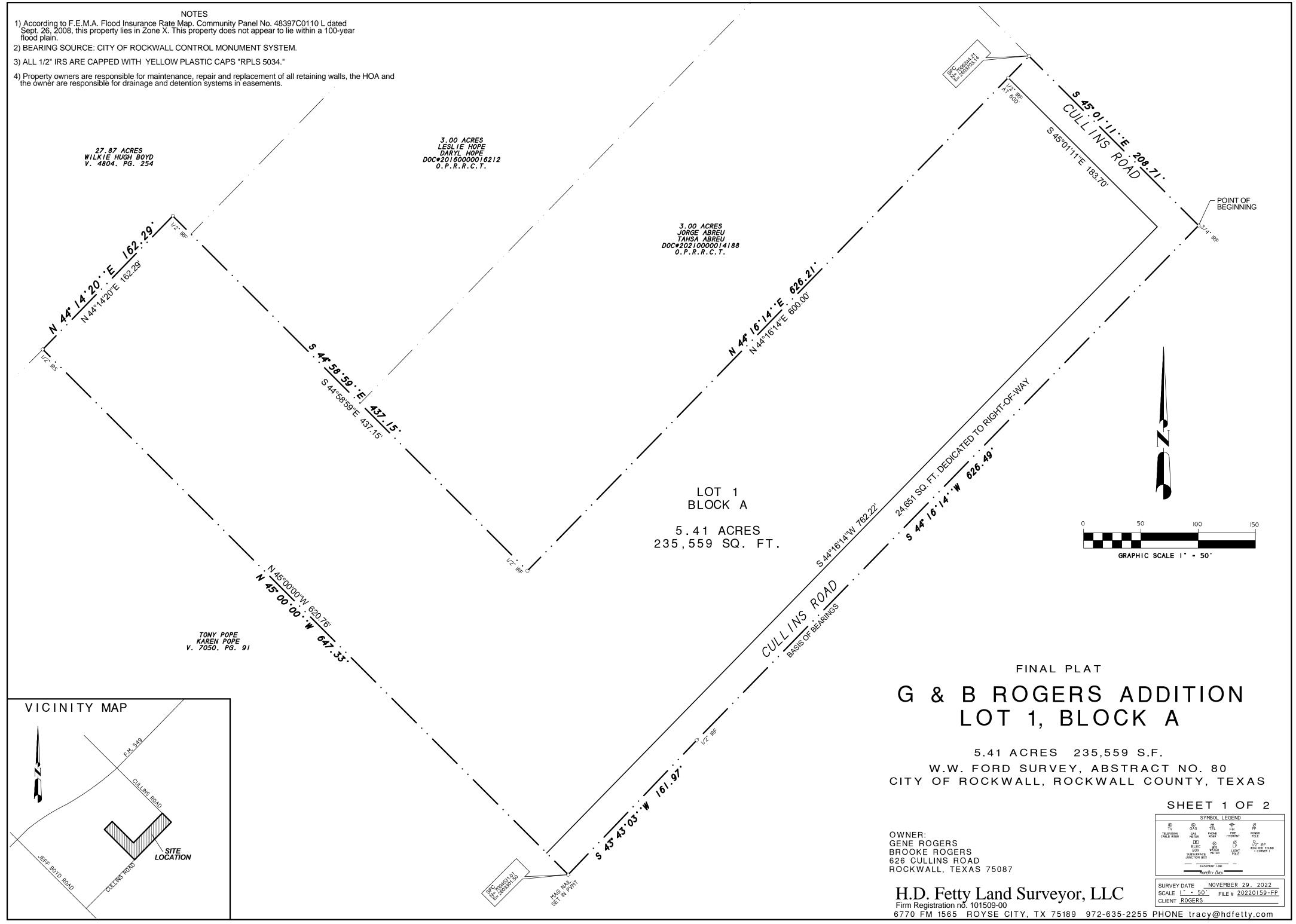
ROCKWALL HIGHGATE LTD C/O SCOTT ASBURY 13155 NOEL RD # 900 DALLAS, TX 75240

OCCUPANT 326 CULLINS RD ROCKWALL, TX 75032 FOLEY-TRAVIS LE'ARDEN J 403 TRAVIS LANE ROCKWALL, TX 75032

KOHORST ED & OLIVIA CASEY 831 CULLINS RD ROCKWALL, TX 75032 KEELING GEORGE W & BONNIE C C/O MARTHA YELLE 3025 EVENING BREEZE WAY PFLUGERVILLE, TX 78660

POPE TONY W & KARREN L 626 E CULLINS ROAD ROCKWALL, TX 75032

BOYD WILKIE HUGH 489 JEFF BOYD RD ROCKWALL, TX 75032



OWNER'S CERTIFICAT

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS GENE ROGERS and BROOKE ROGERS, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from Erin Pope to Tony Pope and Karen Pope, dated June 14, 1994 and being recorded in Volume 915, Page 141 of the Real Property Records of Rockwall County, Texas, and being part of a 90 acre tract as recorded in Volume 67, Page 417, Deed Records, Rockwall County, Texas, and being a part of a 23.429 acres tract of land as described in a Warranty deed from Erin Pope to Tony Pope and Karen Pope, dated December 15, 2012 and being recorded in Volume 7050, Page 91 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found for corner at the intersection of a turn in Cullins Road, said point being at the east most corner of said Pope tract and 90 acres tract of land;

THENCE S. 44 deg. 16 min. 14 sec. W. along the center of Cullins Road and southeast boundary of said Pope tract and 90 acres tract, a distance of 626.49 feet to a 1/2" iron rod found for corner;

THENCE S. 43 deg. 43 min. 03 sec. W. along the pavement of Cullins Road and southeast boundary of said Pope 23.429 acres tract, a distance of 161.97 feet to a Mag Nail set for corner;

THENCE N. 45 deg. 00 min. 00 sec. W., at 28.5 feet pass a 1/2" iron rod set for witness and continuing for a total distance of 647.33 feet to a 1/2" iron rod set for corner in the northwest boundary line of said pope 23.429 acres tract of land;

THENCE N. 44 deg. 14 min. 20 sec. E. along the northwest boundary of Pope 23.429 acres tract, a distance of 162.29 feet to a 1/2" iron rod found for corner at the north most corner of Pope 23.429 acres tract of land;

THENCE S. 44 deg. 58 min. 59 sec. E. a distance of 437.15 feet to a 1/2" iron rod found for corner at the west corner of said 3.00 acres tract;

THENCE N. 44 deg. 16 min. 14 sec. E. at 600.0 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 626.21 feet to a point for corner in Cullins Road;

THENCE S. 45 deg. 01 min. 11 sec. E. along the center of Cullins Road, a distance of 208.71 feet to the POINT OF BEGINNING and containing 235,559 square feet or 5.41 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

We the undersigned owners of the land shown on this plat, and designated herein as G & B ROGERS ADDITION, LOT 1, BLOCK A, an Addition to the City of Rockwall, 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. I further certify that all other parties who have a mortgage or lien interest in G & B ROGERS ADDITION, LOT 1, BLOCK A have been notified and signed this plat.

We 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.

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, maint aining, 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.

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 Roc kwall 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, sto rm 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 an d/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 p rogress 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

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 exaction's made herein.

GENE ROGERS

BROOKE ROGERS

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared GENE ROGERS 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

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 BROOKE ROGERS 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

Given upon my hand and seal of office this _____day of _____, ____

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,

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL	
TEOO! WILLIAM TO THE TEOO!	

Planning and Zoning Commission	Date

APPROVED

City Engineer

I hereby certify that the above and foregoing plat of G & B ROGERS ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of ______.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this	day of	

Mayor, City of Rockwall	City Secretary City of Rockwall

FINAL PLAT

G & B ROGERS ADDITION LOT 1, BLOCK A

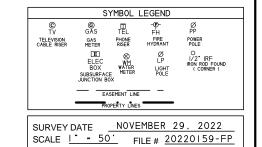
5.41 ACRES 235,559 S.F.

W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER: GENE ROGERS BROOKE ROGERS 626 CULLINS ROAD ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC



6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CLIENT ROGERS