



# DEVELOPMENT APPLICATION

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

**USE ONLY**  
 PLANNING & 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 REQUEST [SELECT ONLY ONE BOX]:

|  |  |
|--|--|
| <p><b>PLATTING APPLICATION FEES:</b></p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup></p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup></p> <p><input checked="" type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup></p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup></p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p><b>SITE PLAN APPLICATION FEES:</b></p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup></p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p> | <p><b>ZONING APPLICATION FEES:</b></p> <p><input checked="" type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup></p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 &amp; 2</sup></p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup></p> <p><b>OTHER APPLICATION FEES:</b></p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup></p> <p><b>NOTES:</b></p> <p><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.</p> <p><sup>2</sup>: A <b>\$1,000.00</b> FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</p> |
|--|--|

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 626 CULLINS ROAD

SUBDIVISION W.W. FORD SURVEY A-B0 LOT BLOCK

GENERAL LOCATION CULLINS + FM 549

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

CURRENT ZONING CURRENT USE

PROPOSED ZONING PROPOSED USE

ACREAGE 5.41 ACRES LOTS [CURRENT] 1 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]

|   |  |
|---|--|
| <input checked="" type="checkbox"/> OWNER <u>GENE and BROOKE ROGERS</u> | <input type="checkbox"/> APPLICANT <u>HD FETTY LAND SURVEYOR</u> |
| CONTACT PERSON  | CONTACT PERSON <u>Harold Fetty</u>                               |
| ADDRESS <u>626 CULLINS ROAD</u>   | ADDRESS <u>6770 FM 1565</u>                                      |
| CITY, STATE & ZIP <u>Rockwall, TX 75087</u>                             | CITY, STATE & ZIP <u>Royse City TX 75189</u>                     |
| PHONE   | PHONE <u>972-635-2255</u>  |
| E-MAIL  | E-MAIL <u>tracyendfetty.com</u>                                  |

## NOTARY VERIFICATION [REQUIRED]

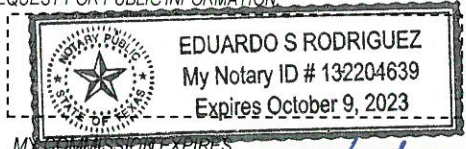
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GENE ROGERS [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

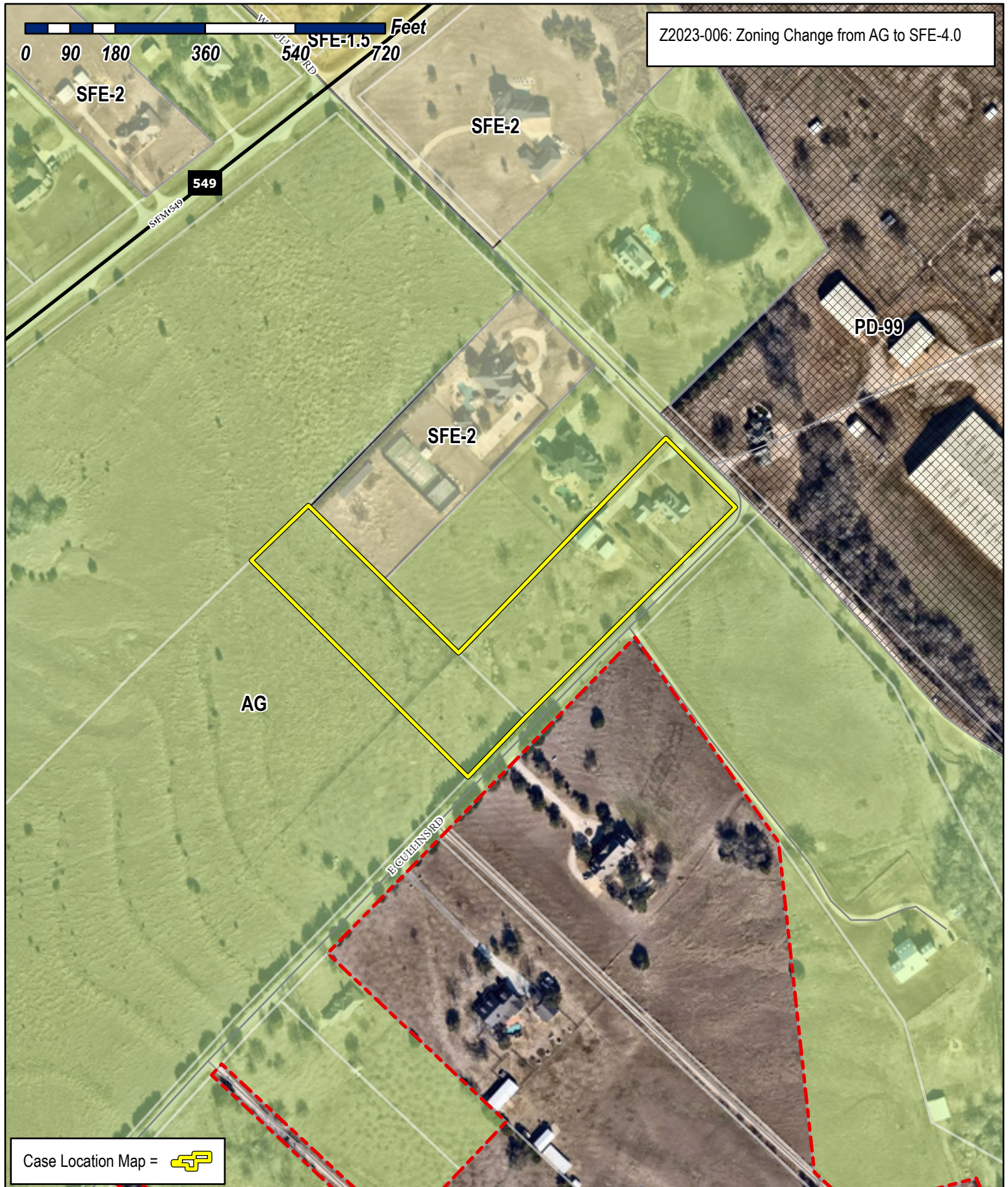
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 286.77 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF January, 2023 BY SIGNING THIS APPLICATION, 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."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF January, 2023

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2023-006: Zoning Change from AG to SFE-4.0

0 90 180 360 540 720 Feet

SFE-2


SFE-2

PD-99

SFE-2

AG

BOULINSRD

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.

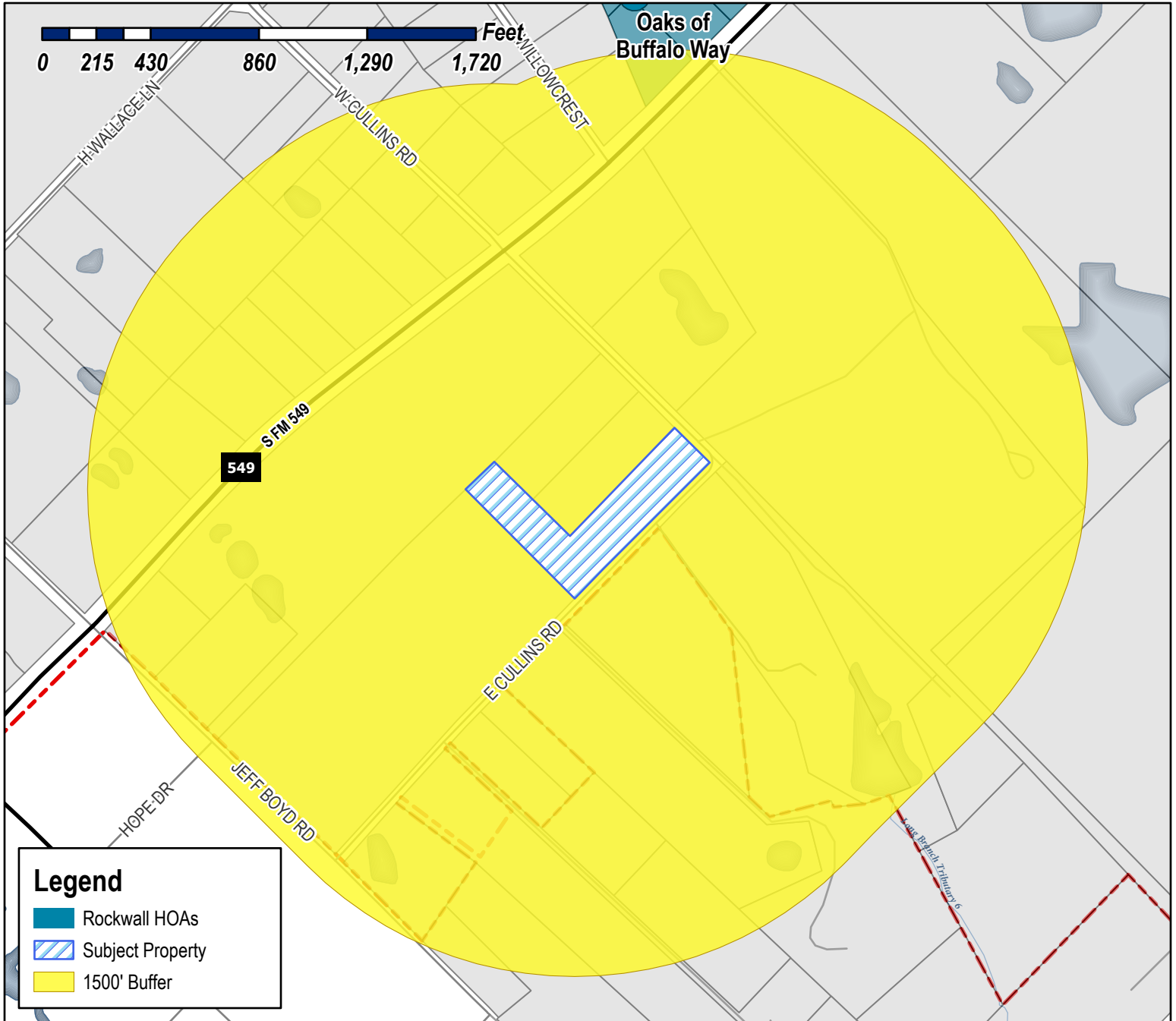




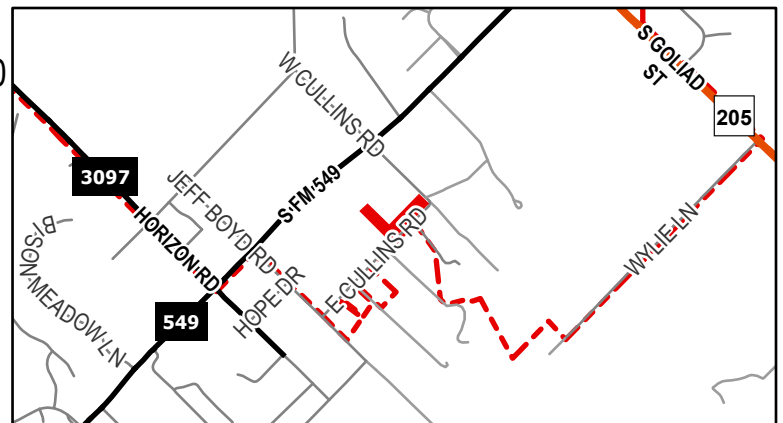
# City of Rockwall

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.



**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



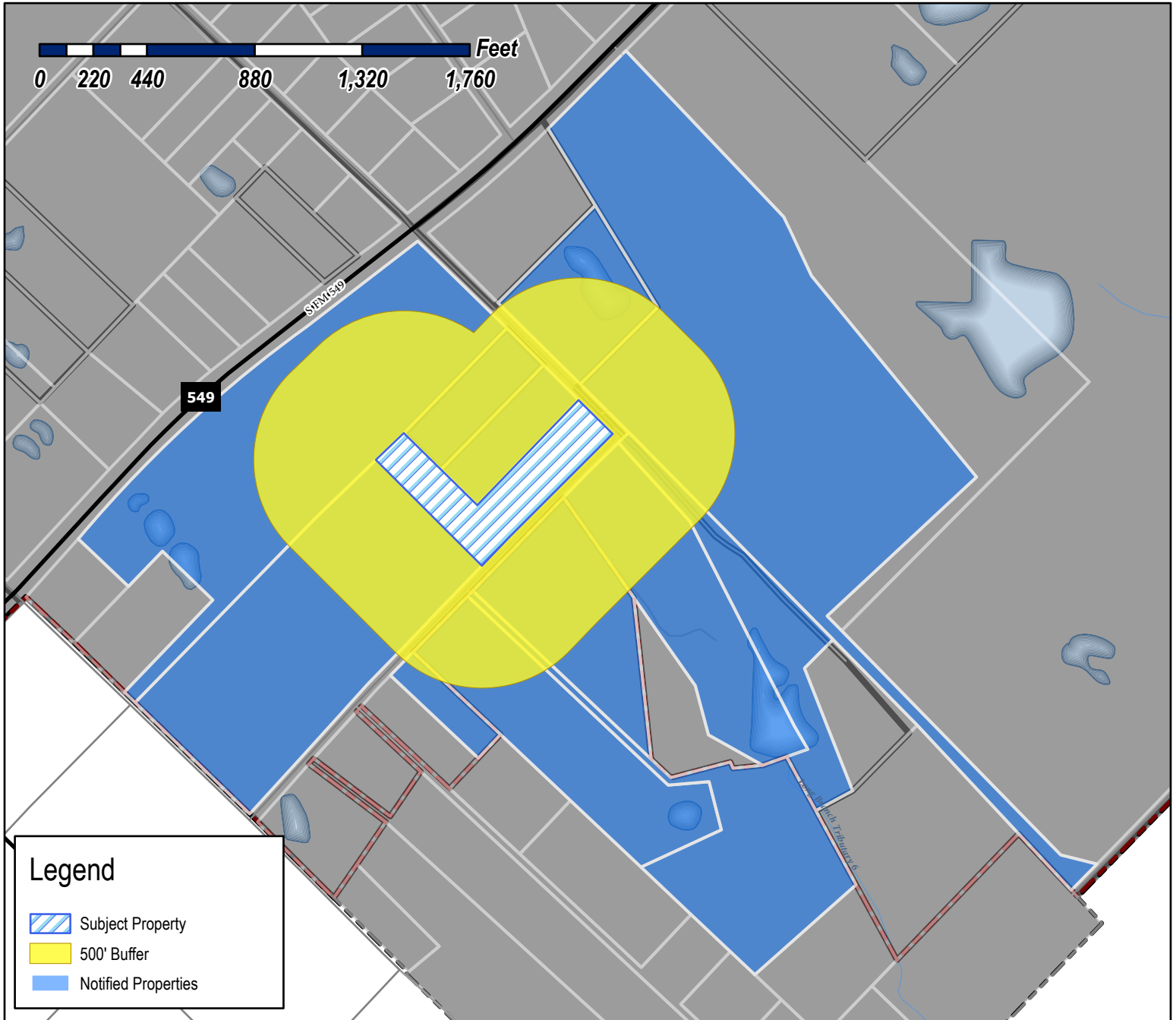
**Date Saved:** 1/21/2023  
 For Questions on this Case Call (972) 771-7745



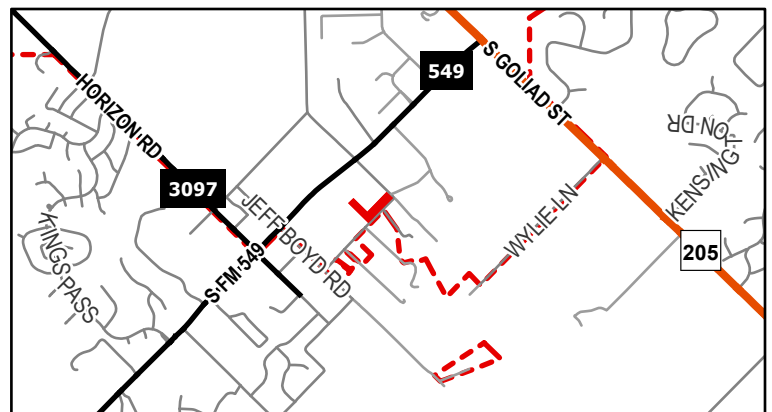
# City of Rockwall

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.



**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:** 1/20/2023

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

KOHRST 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

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0110 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
- 4) Property owners are responsible for maintenance, repair and replacement of all retaining walls, the HOA and the owner are responsible for drainage and detention systems in easements.

27.87 ACRES  
WILKIE HUGH BOYD  
V. 4804. PG. 254

3.00 ACRES  
LESLIE HOPE  
DARYL HOPE  
DOC#20160000016212  
O.P.R.R.C.T.

3.00 ACRES  
JORGE ABREU  
TAHSA ABREU  
DOC#20210000014188  
O.P.R.R.C.T.

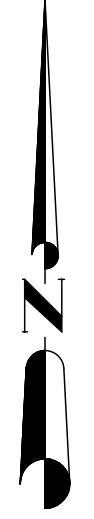
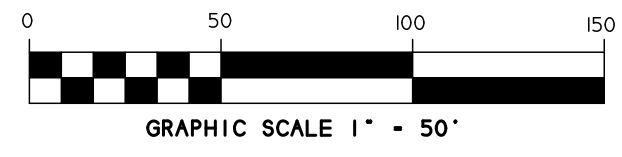
TONY POPE  
KAREN POPE  
V. 7050. PG. 91

LOT 1  
BLOCK A  
5.41 ACRES  
235,559 SQ. FT.

DOC#202201591  
E-20220159

MAG. INCL.  
SET IN P.P.M.T.

POINT OF BEGINNING



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 1 OF 2

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

**H.D. Fetty Land Surveyor, LLC**

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

| SYMBOL LEGEND |               |     |               |
|---------------|---------------|-----|---------------|
| ⊙             | TV            | ⊙   | TEL           |
| ⊙             | CAS           | ⊙   | PH            |
| ⊙             | TELEVISION    | ⊙   | FIRE          |
| ⊙             | CABLE RISER   | ⊙   | HYDRANT       |
| ⊙             | GAS           | ⊙   | POWER         |
| ⊙             | METER         | ⊙   | POLE          |
| ⊙             | RISER         | ⊙   | LP            |
| ⊙             | ELEC          | ⊙   | BOX           |
| ⊙             | BOX           | ⊙   | METER         |
| ⊙             | SUBSURFACE    | ⊙   | LIGHT         |
| ⊙             | JUNCTION BOX  | ⊙   | POLE          |
| ⊙             |               | ⊙   | NON ASD FOUND |
| ⊙             |               | ⊙   | 1/2" IRF      |
| ⊙             |               | ⊙   | CORNER 1      |
| ---           | EASEMENT LINE | --- |               |
| ---           | PROPERTY LINE | --- |               |

SURVEY DATE NOVEMBER 29, 2022  
SCALE 1" = 50' FILE # 20220159-FP  
CLIENT ROGERS

CITY CASE P2023-

