



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 2065 AIRPORT ROAD, ROCKWALL, TX 75087

SUBDIVISION A0077 EM ELLOTT LOT 17 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG CURRENT USE _____

PROPOSED ZONING SF 16 PROPOSED USE SINGLE FAMILY HOME

ACREAGE .93 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]

<input checked="" type="checkbox"/> OWNER	<u>GERZIM DANIEL</u>	<input checked="" type="checkbox"/> APPLICANT	<u>GERZIM DANIEL</u>
CONTACT PERSON	<u>GERZIM DANIEL</u>	CONTACT PERSON	<u>GERZIM DANIEL</u>
ADDRESS	<u>2067 AIRPORT ROAD</u>	ADDRESS	<u>2067 AIRPORT ROAD</u>
CITY, STATE & ZIP	<u>ROCKWALL, TX 75087</u>	CITY, STATE & ZIP	<u>ROCKWALL, TX 75087</u>
PHONE	<u>214-243-9668</u>	PHONE	<u>214-243-9668</u>
E-MAIL	<u>gerzim@hotmail.com</u>	E-MAIL	<u>gerzim@hotmail.com</u>

NOTARY VERIFICATION [REQUIRED]

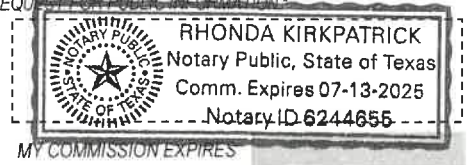
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERZIM DANIEL [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

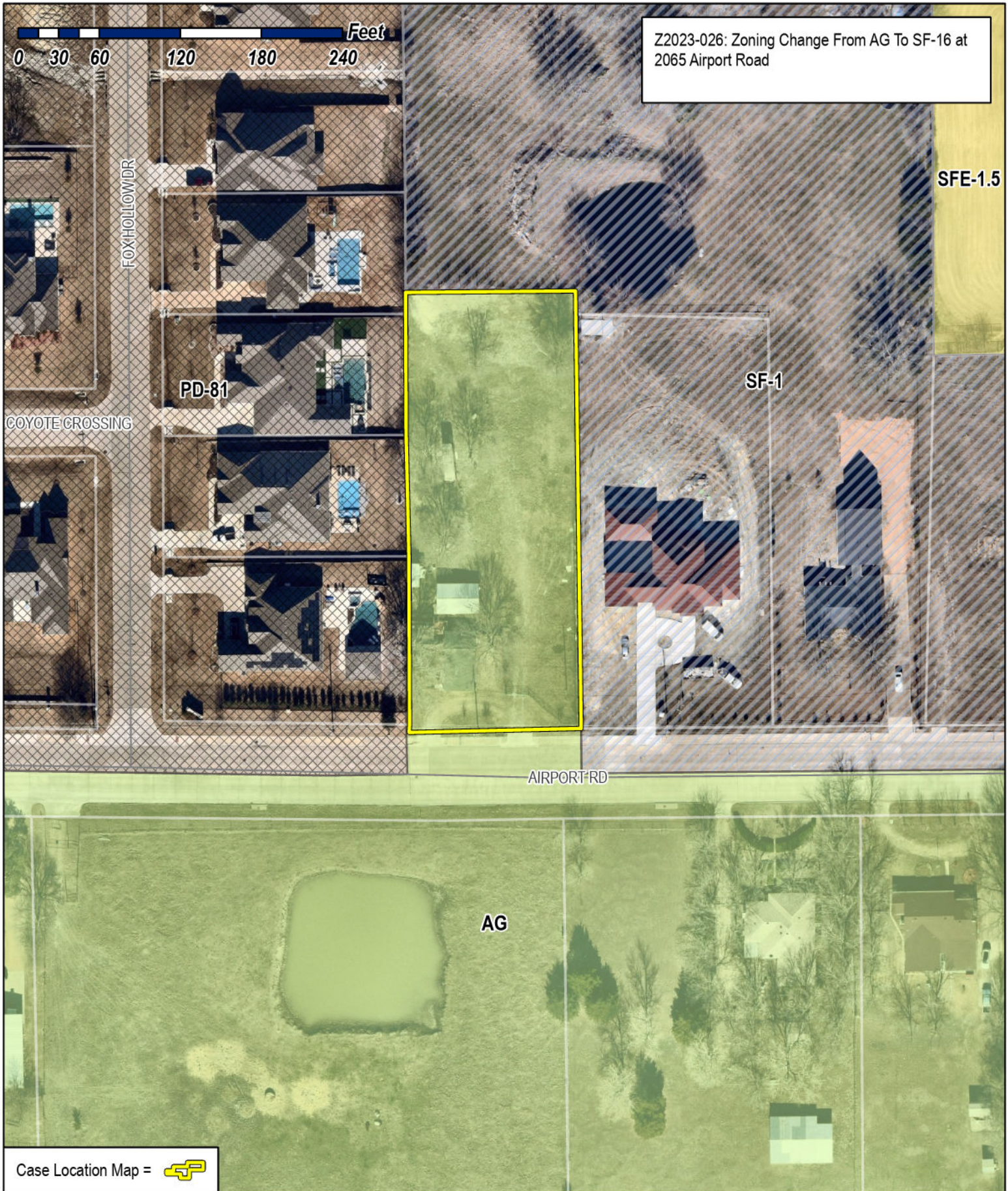
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 16 DAY OF May, 2023.

OWNER'S SIGNATURE Gerzim Daniel

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Alz





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.

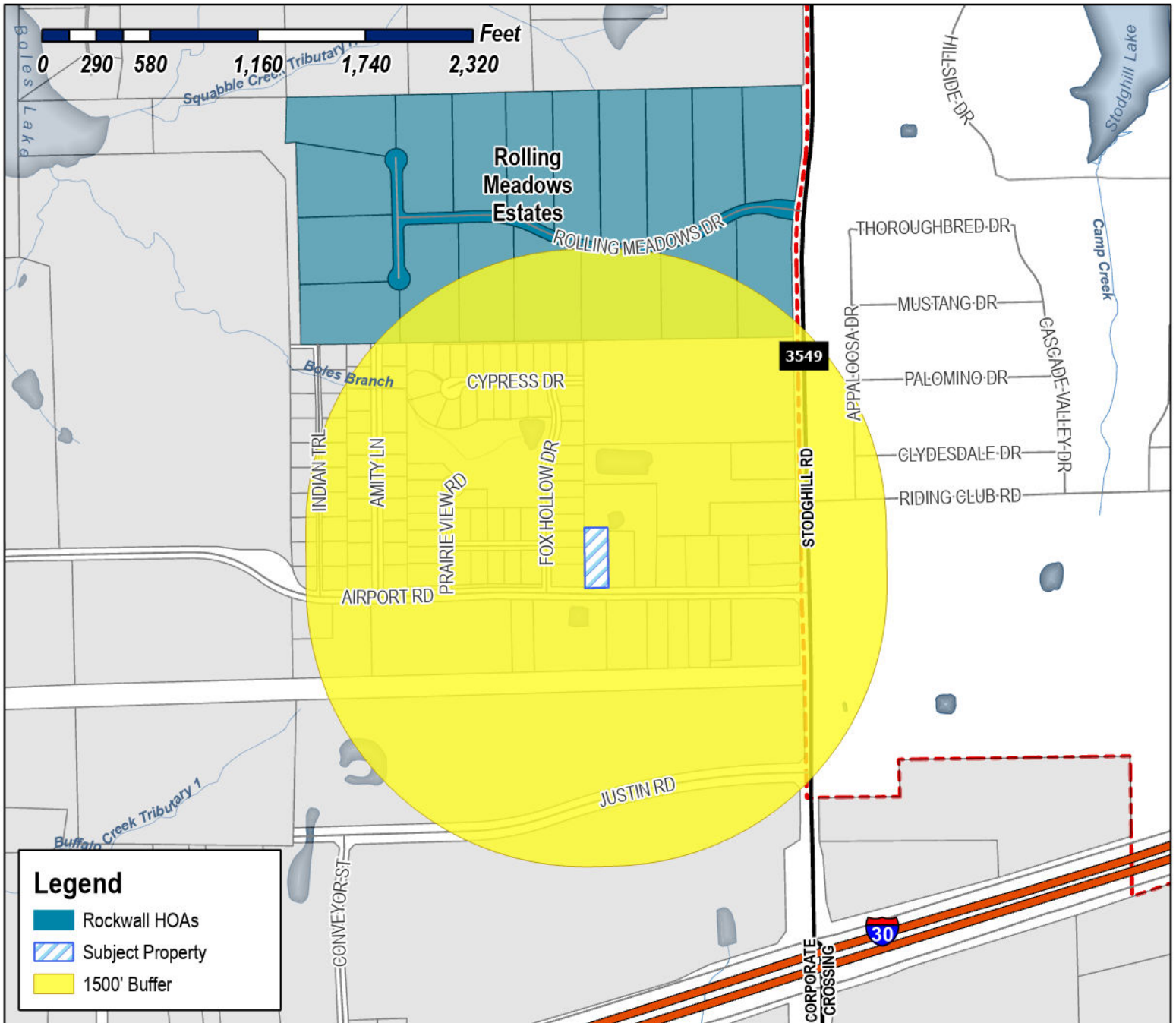




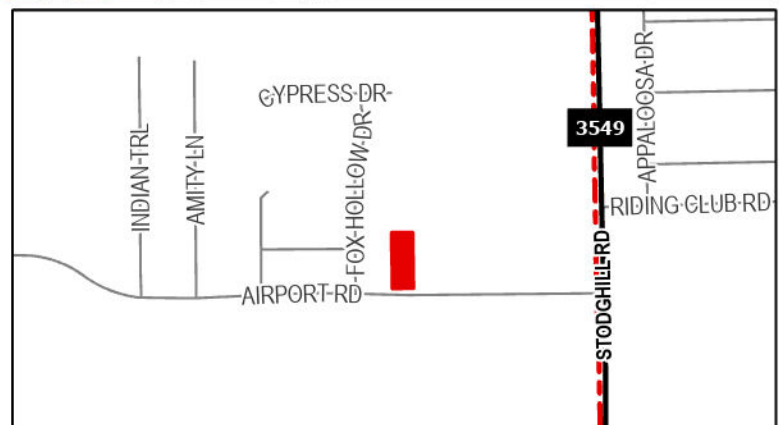
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Case Number: Z2023-026
Case Name: Zoning Change from AG to SF-16
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2065 Airport Road



Date Saved: 5/16/2023

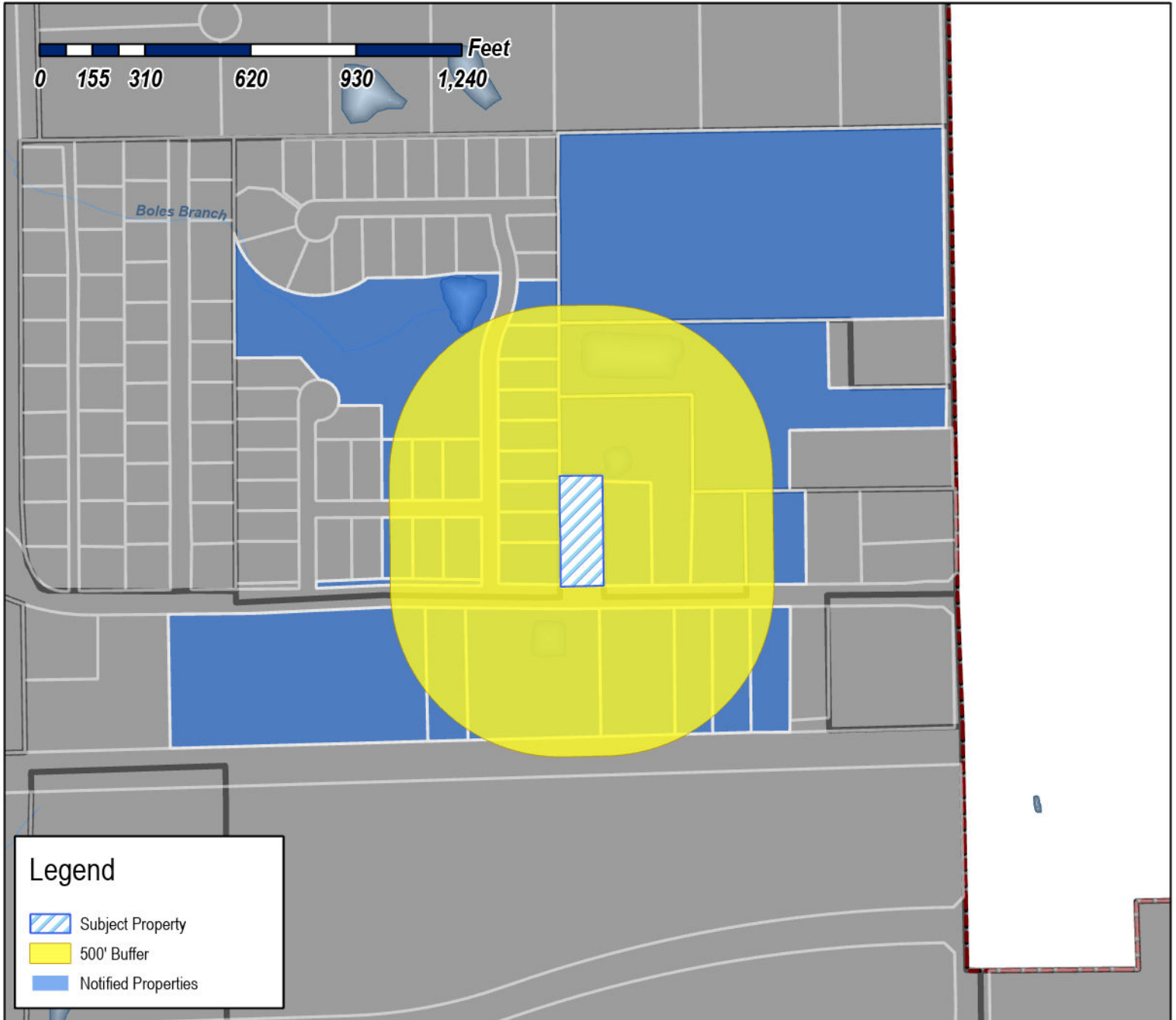
For Questions on this Case Call (972) 771-7745



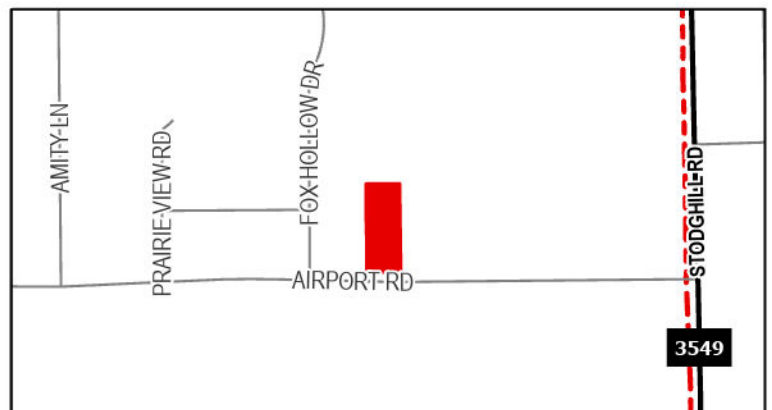
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Date Saved: 5/16/2023

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

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

SPRINGER JOHN STANLEY
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA R MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
ROBERT M (MIKE) DOUGLAS
2065 AIRPORT RD
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND
MARK SCHUELER
2070 AIRPORT RD
ROCKWALL, TX 75087

EPTON JEREMY L
2075 AIRPORT RD
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2140 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2150 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2155 AIRPORT RD
ROCKWALL, TX 75087

SHIM SUSAN AND HENRY
2611 COYOTE CROSSING
ROCKWALL, TX 75087

BOYD BILL A & MONICA L MOORE
2612 COYOTE CROSSING
ROCKWALL, TX 75087

DODD TIMMY LAVELL AND JAMIE CHRISTINE
2615 COYOTE CROSSING
ROCKWALL, TX 75087

GHORMLEY TIM W & LINDA C
2616 COYOTE CROSSING
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW
2619 COYOTE CROSSING
ROCKWALL, TX 75087

GARCIA CESAR G & SANDRA CORNEJO
JUAN M CORNEJO SR & AIDA
2620 COYOTE CROSSING
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M
307 FOX HOLLOW DR
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA
311 FOX HOLLOW DR
ROCKWALL, TX 75087

RESIDENT
312 FOX HOLLOW DR
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A
315 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

LAPEYROLERIE ANDRE J & PAMELA A
319 FOX HOLLOW DR.
ROCKWALL, TX 75087

HEIDMAN ANGELA DAWN AND JOHN SCOTT
323 FOX HOLLOW DR
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY
327 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

LAMB JESSICA LAUREN AND
SUZANNE KATHLEEN ROBINSON
331 FOX HOLLOW DR
ROCKWALL, TX 75087

FARROW JAMEY LAMONT AND MARJORIE
MURAT
401 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

HESTER WILLARD JR AND CHRISTY L
405 FOX HOLLOW DR
ROCKWALL, TX 75087

RESIDENT
556 FM3549 STODGHILL RD
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF RW
C/O EASTRIDGE CHURCH OF CHRIST
670 STODGHILL RD
ROCKWALL, TX 75087

LARSON JUDY K
P.O. BOX 133
FATE, TX 75132

WATKINS THOMAS FRANK AND MARY ELLEN
P.O. BOX 336
FATE, TX 75132

WHD FAMILY TRUST
ROBERT M (MIKE) DOUGLAS
PO BOX 180
ST LOUIS, OK 74866

GRIFFIN PATTY JEAN CORNELIUS
PO BOX 511
FATE, TX 75132

GRIFFIN PATTY C & J T
PO BOX 511
FATE, TX 75132

Gerzim Daniel
2067 Airport Road
Rockwall, TX 75087

May 16, 2023

To the planning and zoning
City of Rockwall

Ref: Zoning change request letter

I Gerzim Daniel, the property owner of 2065 Airport Rd. Rockwall, TX 75087, am requesting the zoning change for this property from AG to SF16. When I bought this property last September, there was a house on the lot, which I demolished (please see the attached demolishing permit).

I, with this letter, am asking the city of Rockwall to change the zoning, so that I can put a single-family home in the future.



Thanks,
Gerzim Daniel



9.033 ACRES

1/2 IRS
1.0'

S 88° 34' 38" E 125.00'

POND

1/2 IRS

0/H ELEC LINE

1.00 ACRE

DELORIS E. AND BOBBY H. DOUGLAS
TO
WILL H. DOUGLAS
V. 1525. P. 60

LOT 2

LOT 1

ROCKWALL LAKESIDE CHURCH
OF CHRIST ADDITION
CAB. F. SLIDE 72

5.2 ACRES
FRANK J. AND LOIS MARIE HOLT
TO
J.E. AND DELORIS ESTELL PARKER
V. 68. P. 291

N 1° 09' 28" E 348.00'

S 1° 09' 28" W 348.00'

2.9'

30.0
20.0
BLD

72.5'

2.4'

WOOD
DECK
37.5
20.3

76.2'

RESIDENCE
2065 AIRPORT ROAD

GRAVEL
DRIVE

4.0
4.0
16.3
ELEC

76.8'

1/2" IRS
AT 20.00'

GUY
WIRE
O/H ELEC LINE

1/2" IRS
AT 328.00'

AIRPORT

PK FND

N 88° 34' 38" W 125.00'

PK SET

ROAD

BEGINNING

2065 Airport Road

SURVEY ACCEPTED BY:

DATE

DATE

DESCRIPTION

That certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. [unclear] City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a warranty deed from Deloris E. Douglas and Bobby H. Douglas to Will H. Douglas, dated December 10, 1983 and being recorded in Volume 1525, Page 60 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K nail found for corner in the center of Airport Road, said point being at the southwest corner of the above cited tract of land;

BORNE N. 01 deg. 09 min. 28 sec. E., at 20.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing for a total distance of 348.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

BORNE S. 88 deg. 34 min. 38 sec. E. a distance of 125.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

BORNE S. 01 deg. 09 min. 28 sec. W., at 328.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing for a total distance of 348.00 feet to a P-K nail set in the center of Airport Road;

BORNE N. 88 deg. 34 min. 38 sec. W. along the center of Airport Road, a distance of 125.00 feet to POINT OF BEGINNING and containing 1.00 acres of land.

NOTES

According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480543 0045 B dated September 17, 1980, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

HEARING SOURCE: RECORDED PLAT.

ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for WILL H. DOUGLAS at 2065 AIRPORT ROAD, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 7th day of June, 2005.

[Handwritten Signature]
Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND				
Ⓞ	Ⓢ	☎	⚡	Ⓟ
TV	GAS	TEL	FH	PP
TELEVISION	GAS	PHONE	FIRE	POWER
CABLE RISER	METER	RISER	HYDRANT	POLE
▲	Ⓜ	Ⓢ	○	○
ELEC	TU ELEC	WM	1/2" IRF	IRF
METER	BOX	METER	ROD	ROD
METER	SUBJECT	A/C	LP	LP
- X -	FACE	AIR	LIGHT	PROPANE
FENCE	JUNCTION	COND	POLE	POLE
	BOX	UNIT		POLE
				PROPANE
				TANK
PROPERTY LINES				



ROCKWALL SURVEYING CO., INC. LAND SURVEYING

SURVEY DATE JUNE 7, 2005
SCALE 1" = 50' FILE # 20050973
CLIENT DOUGLAS GF # NONE